



**GREATER  
DANDENONG**  
*City of Opportunity*

# **AGENDA MONDAY 23 JANUARY 2023**

Commencing at 7:00 PM

## **COUNCIL MEETING**

At the time of printing this Agenda, the Council Meeting to be held on Monday 23 January 2023, will be open to the public to attend in person but will be subject to venue seating capacity.

This will be a hybrid meeting consisting of Councillors attending in person and remotely.

If we are unable to accommodate you indoors, you will still be able to watch the webcast live on the Urban Screen in Harmony Square.

To view the webcast and stay informed of the status of Council Meetings please visit Council's [website](#).

*The Civic Centre basement carpark will be opened to all members of the public during library opening hours. Any parking in this area will be subject to availability and time limits as notified by any signage posted.*

**COUNCIL CHAMBERS**  
**225 Lonsdale Street, Dandenong VIC 3175**



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## **1 MEETING OPENING**

### **1.1 ATTENDANCE**

#### **Apologies**

### **1.2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS OF THE LAND**

Council acknowledges the Traditional Owners and Custodians of this land, the Bunurong people and pays our respects to their Elders past, present and emerging while also recognising their deep and continuing connections to climate, culture and country.

We also pay our respect to all Aboriginal and Torres Strait Islander peoples and their Elders and acknowledge their journey.



### **1.3 OFFERING OF PRAYER, REFLECTION OR AFFIRMATION**

As part of Council's commitment to recognising the cultural and spiritual diversity of our community, the prayer this evening will be offered by Reverend Father Jean Mawal from the St Paul Antiochian Orthodox Church, a member of the Greater Dandenong Interfaith Network.

### **1.4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

Meeting of Council held 12 December 2022.

#### **Recommendation**

**That the minutes of the Meeting of Council held 12 December 2022 be confirmed.**



## **1.5 DISCLOSURES OF INTEREST**

Any interest that a Councillor or staff member has deemed to be significant and has disclosed as either a material or general interest is now considered to be a conflict of interest. Conflict of Interest legislation is detailed in Division 2 – Conflicts of Interest: sections 126, 127, 128, 129 & 130 of the *Local Government Act 2020*. This legislation can be obtained by contacting the Greater Dandenong Governance Unit on 8571 5216 or by accessing the Victorian Legislation and Parliamentary Documents website at [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au).

If a Councillor discloses any interest in an item discussed at any Council Meeting (whether they attend or not) they must:

- complete a disclosure of interest form prior to the meeting.
- advise the chairperson of the interest immediately before the particular item is considered (if attending the meeting).
- leave the chamber while the item is being discussed and during any vote taken (if attending the meeting).

The Councillor will be advised to return to the chamber or meeting room immediately after the item has been considered and the vote is complete.



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**1.5 DISCLOSURES OF INTEREST (Cont.)**

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**1.5 DISCLOSURES OF INTEREST (Cont.)**

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## **2 OFFICERS' REPORTS - PART ONE**

### **2.1 DOCUMENTS FOR TABLING**

#### **2.1.1 Documents for Tabling**

File Id: qA228025

Responsible Officer: Manager Governance

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#### **Report Summary**

Council receives various documents such as annual reports and minutes of committee meetings that deal with a variety of issues that are relevant to the City.

These reports are tabled at Council Meetings and therefore brought to the attention of Council.

#### **Recommendation Summary**

This report recommends that the listed items be received.



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**2.1.1 Documents for Tabling (Cont.)**

**List of Reports**

Author	Title
Living Safe Victoria	Victorian Public Pools State of the Sector Report 2021-22

A copy of each report is made available at the Council meeting or by contacting the Governance Unit on telephone 8571 5235.

**Recommendation**

**That the listed items be received.**



### 2.1.2 Petitions and Joint Letters

File Id:	qA228025
Responsible Officer:	Manager Governance
Attachments:	Petitions and Joint Letters

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#### Report Summary

Council receives a number of petitions and joint letters on a regular basis that deal with a variety of issues which have an impact upon the City.

Issues raised by petitions and joint letters will be investigated and reported back to Council if required.

A table containing all details relevant to current petitions and joint letters is provided in Attachment 1. It includes:

1. the full text of any petitions or joint letters received;
2. petitions or joint letters still being considered for Council response as pending a final response along with the date they were received; and
3. the final complete response to any outstanding petition or joint letter previously tabled along with the full text of the original petition or joint letter and the date it was responded to.

**Note: On occasions, submissions are received that are addressed to Councillors which do not qualify as petitions or joint letters under Council's current Governance Rules. These are also tabled.**



### **2.1.2 Petitions and Joint Letters (Cont.)**

#### **Petitions and Joint Letters Tabled**

Council received one new petition and no joint letters prior to the Council Meeting of 23 January 2023.

- A petition has been received from 125 residents and 73 proponents regarding a request for an addition of a new synthetic tennis court based on the Frederick Wachter Reserve Master Plan. This petition has been referred to the appropriate Council Business unit/s for further action.

***N.B: Where relevant, a summary of the progress of ongoing change.org petitions and any other relevant petitions/joint letters/submissions will be provided in the attachment to this report.***

#### **Recommendation**

**That this report and Attachment be received and noted.**



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**2.1.2 Petitions and Joint Letters (Cont.)**

**DOCUMENTS FOR TABLING**

**PETITIONS AND JOINT LETTERS**

**ATTACHMENT 1**

**PETITIONS AND JOINT LETTERS**

**PAGES 7 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



## 2.1.2 Petitions and Joint Letters (Cont.)

Date Received	Petition/Joint Letter Text	No. of Petitioners	Status	Responsible Officer Response
05/01/23	<p><b>PETITION TO ADD A NEW SYNTHETIC COURT BASED ON WACHTER RESERVE MASTER PLAN</b></p> <p>The Keysborough Tennis Club has the most participants of all City of Greater Dandenong Tennis Clubs; Last recorded by Tennis Australia in 2019 (Tennis Australia, 2019). Due to the high participation of Tennis in Keysborough, the Frederick Wachter Reserve Master Plan stated that "pending demand" another court can be added to the Keysborough Tennis Club.</p> <p>We submit this petition to demonstrate that the club needs the extra court to thrive and promote sustainability in the future.</p> <p>It could allow us to open further Night Tennis Competitions, or to create programs to engage Keysborough further. At the moment we have heard from multiple members that people experience difficulty accessing a tennis court during peak times (after school or weekends). Greater participation in tennis could contribute to better overall community health. Keysborough is a growing area; an extra court could help to bring in more players in the long term.</p> <p>The Keysborough Tennis Club requests Council to facilitate construction for the new tennis court in the 2023-2024 period.</p>	<p>125 residents</p> <p>73 proponents</p>	<p><b>In Progress</b></p>	<p>Responsible Officer: Director, Community Services.</p> <p>Acknowledgement letter sent 09/01/2023 to the head petitioner.</p>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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**2.1.2 Petitions and Joint Letters (Cont.)**

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**2.1.2 Petitions and Joint Letters (Cont.)**

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**2.1.2 Petitions and Joint Letters (Cont.)**

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**2.1.2 Petitions and Joint Letters (Cont.)**

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**2.1.2 Petitions and Joint Letters (Cont.)**

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## **2.2 STATUTORY PLANNING APPLICATIONS**

### **2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)**

File Id:	358015
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Assessed Plans (Attachment 1) Location of Objectors (Attachment 2) Clause 22.09 Assessment (Attachment 3) Clause 52.06 Assessment (Attachment 4) Clause 55 Assessment (Attachment 5)

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### **Application Summary**

Applicant:	Ami Kim of Architekton
Proposal:	Development of the land for three (3) double storey dwellings
Zone:	General Residential Zone, Schedule 1
Overlay:	No Overlays
Ward:	Yarraman

This application has been brought to a Council meeting as it has received three (3) objections.

The application proposes the development of the land for three (3) double storey dwellings.

A permit is required pursuant to Clause 32.08-6 of the Greater Dandenong Planning Scheme to construct two (2) or more dwellings on a lot.

### **Objectors Summary**

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Three (3) objections were received to the application. Issues raised generally relate to matters of:



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

- Overdevelopment
- Neighbourhood character
- Overlooking

**Assessment Summary**

The proposal has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and is considered appropriate for the site. The subject site is located within an established residential area and is well suited for a medium density development of three (3) double storey dwellings given the site is within walking distance of many community facilities and public transport, as well as its high level of compliance with Clause 55 (Two (2) or more dwellings on a lot) and Clause 22.09 (Residential Development and Neighbourhood Character).

The development is considered to be respectful of the existing and preferred neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for reasonable landscaping to occur, subject to conditions. The linear design has provided well-articulated first floor footprints from side and rear boundaries of the site to reduce the building bulk and protect adjoining sensitive interfaces. Additionally, the separation provided between the dwellings at first floor level provides visual relief to the first-floor built form when viewed from adjoining residential properties and sensitive interfaces.

**Recommendation Summary**

As assessed, Council officers consider this proposal to be generally compliant with all of the relevant provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and Council officers are of the view that on balance, the proposal's degree of compliance with the Planning Scheme justifies that the application should be supported. Therefore, it is recommended that a Notice of Decision (which provides appeal rights to objectors) to grant a permit be issued subject to the conditions as set out in the recommendation.

If the application was to be appealed to VCAT, it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal.



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Subject Site and Surrounds**

**Subject Site**

The subject site is a predominantly rectangular shaped allotment located on the northeast side of Pamela Street within a residential area of Noble Park.

- The lot has a frontage of 15.24 metres connecting to Pamela Street, with a maximum depth of 47.37 metres and an overall site area of 718.38 square metres.
- The subject site currently contains a single storey weatherboard dwelling with pitched roof form.
- Access to the site is via a single width crossover to Pamela Street located adjacent the southeast boundary of the site.
- The subject site slopes down from the northeast to the southwest with an approximate fall of 2.9 metres.
- The site contains no significant vegetation.
- No easements are present on site, however there is an underground sewer line which runs along the rear (northeast) property boundary.

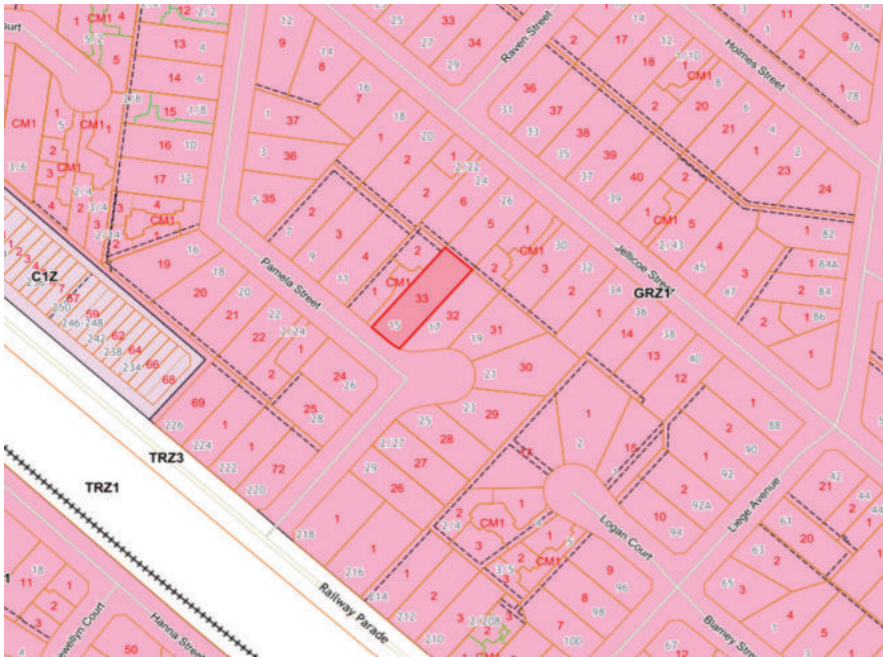
**Surrounding Area**

- The subject site is located within an established residential area of Noble Park.
- The surrounding land within Pamela Street and adjoining streets are zoned General Residential Zone - Schedule 1. The subject site is located within a residential area bound by Railway Parade to the south, Chandler Road to the west, Eastlink to the east and Heatherton Road to the north.
- The built form in the area consists of a mix of older single storey detached dwellings and double storey multi-unit dwellings.
- Older housing stock is gradually being replaced with new double storey proposals developments, with the following addresses providing double storey construction within the rear:
  - No. 14 Pamela Street;
  - No. 4 Logan Court;
  - No. 5 Logan Court; and
  - No. 208 Railway Parade
- The subject site adjoins one (1) single storey dwelling to the southeast, one (1) single storey dwelling to the northeast and a dual occupancy consisting of two (2) single storey dwellings to the northwest.
- The subject site is within close proximity to public transport with bus routes running along both Railway Parade to the south and Heatherton Road to the north. The Yarraman train station is located to the south-east.
- Community services and neighbourhood activity centres are also located nearby.



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**

Locality Plan



**An aerial map of the site and surrounding properties is provided below (Nearmaps September 2022):**





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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Background**

**Previous Applications**

A search of Council records revealed no previous planning applications have been considered for the subject site.

**Proposal**

The application proposes the development of the land for three (3) double storey dwellings, in a linear configuration from the front of the site to the rear of the subject site.

Dwelling One consists at ground floor level of a living area, dining area, kitchen and toilet, and at first floor level provides, three (3) bedrooms and two (2) bathrooms.

Dwelling Two consists at ground floor level of a living area, dining area, kitchen and toilet, and at first floor level provides a retreat, two (2) bedrooms and two (2) bathrooms.

Dwelling Three consists at ground floor level of a living area, dining area, kitchen, bathroom, and one (1) bedroom, and at first floor level provides two (2) bedrooms and two (2) bathrooms.

The existing single width crossover is proposed to be modified to provide shared/common vehicular access to the dwellings along the southeast boundary.

The details of the proposal are as follows:

Type of proposal	Multi Dwellings
Number of Dwellings	Three (3)
Levels	All dwellings are double storey.
Height	The proposed development would have a maximum building height of 7.106metres
Oriented to	Dwelling 1 is oriented to Pamela Street.  Dwellings 2 and 3 would be oriented to the internal driveway.
External Materials	Brick veneer and render on the ground floor, with render, horizontal weatherboard and cladding finish provided at first floor level for Dwellings 1, 2 and 3.
Number of Bedrooms	Dwelling 1 – Three (3) bedrooms  Dwelling 2 – Two (2) bedrooms  Dwelling 3 - Three (3) bedrooms



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

Minimum setbacks <i>(encompasses all dwellings)</i>	<p>Minimum setback distances as follows:</p> <p>Southwest (frontage)</p> <p>Ground floor: 7.4 metres</p> <p>First floor: 7.5 metres</p> <p>Southeast</p> <p>Ground floor: 0 metres</p> <p>First floor: 3.9 metres</p> <p>Northwest</p> <p>Ground floor: 0 metres</p> <p>First floor: 2 metres</p> <p>Northeast (rear)</p> <p>Ground floor: 1.8 metres</p> <p>First floor: 5.8m</p>
Private Open Space	<p><b>Dwelling One</b></p> <p>A total area of 114.5 square metres provided to the front and side of the dwelling, including a secluded private open space area of 39.5 square metres with a minimum dimension of 5.284 metres and convenient access from a living area.</p> <p><b>Dwelling Two</b></p> <p>A total area of 56.9 square metres of private open space is provided, including a secluded private open space area of 49.38 square metres with a minimum dimension of 5.151 metres and convenient access from a living area.</p> <p><b>Dwelling Three</b></p> <p>A total area of 63.7 square metres of private open space is provided, including a secluded private open space area of 56.4 square metres with a minimum dimension of 5.002 metres and convenient access from a living area.</p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

Number of car parking spaces provided	A total of five (5) car parking spaces are provided.
Number of car parking spaces required	<p>One (1) car parking space is required for each one or two bedroom dwelling, and two (2) car parking spaces is required for each three or more bedroom dwelling.</p> <p>A total of five (5) car parking spaces are required for the proposal.</p> <p>The proposal provides two (2) car parking spaces in the form of a double car garage for Dwelling 1.</p> <p>The proposal provides one (1) car parking space via a single garage for Dwelling 2.</p> <p>The proposal provides two (2) car spaces for Dwelling 3 via a single car garage with tandem space in front.</p> <p>The number of car spaces provided complies with Clause 52.06 (Car parking)</p>
Type of car parking	<p>A double car garage for Dwelling 1.</p> <p>A single car garage for Dwelling 2.</p> <p>A single car garage with tandem space in front for Dwelling 3.</p>
Access	<p>Access is proposed via the existing (to be modified) single width crossover to Pamela Street.</p> <p>The common driveway will run along the southeast boundary.</p>
Front fence	<p>No front fence is proposed.</p> <p>A low-level retaining wall is proposed to the front.</p>
Garden area required	257.6 square metres or 35.9%
Garden area provided	251.43 square metres or 35%



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

The details of the proposal are as follows:

*A copy of the submitted plans is included as Attachment 1.*

**Victorian Charter of Human Rights and Responsibilities**

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.

The Victorian Charter of Human Rights and Responsibilities has been considered in the preparation of this report but is not relevant to its contents.

**Financial Implications**

No financial resources are impacted by this report.

**Planning Scheme and Policy Frameworks**

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required:

- Pursuant to Clause 32.08-6 to construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

**Zoning Controls**

The subject site is located in a General Residential Zone Schedule 1, as is the surrounding area.

The purpose of the General Residential Zone Schedule 1 outlined at Clause 32.08 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.08-6, a permit is required to construct two or more dwellings on a lot.

The development must also provide a minimum garden area of 35% pursuant to Clause 32.08-4 as the lot exceeds 650 square metres.



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

It is noted that within Schedule 1 to the zone, varied requirements of Clause 55 are set out as follows:

- *Standard B8 (Site Coverage) – Maximum of 60%*
- *Standard B9 (Permeability) – Minimum of 30%*
- *Standard B13 (Side and rear setbacks) - A new building not on or within 200mm of a boundary should be set back from side or rear boundaries*
  - *At least the distance specified in a schedule to the zone, or*
  - *If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.*
- *Standard B28 (Private open space) – An area of 50 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres, a minimum dimension of 5 metres and convenient access from a living room; or*
  - *A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or*
  - *A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room*
- *Standard B32 (Front fence height) – Maximum 1.5 metres height in streets in Transport Zone 2, Maximum 1.2 metre height for other streets.*

**Overlay Controls**

No overlays affect the subject site or surrounding area.

**State Planning Policy Framework**

The **Operation of the State Planning Policy Framework** outlined at Clause 10 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

*(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

*(e) To protect public utilities and other facilities for the benefit of the community.*

*(f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

*(g) To balance the present and future interests of all Victorians.*

In order to achieve those objectives, there are a number of more specific objectives contained within the State Planning Policy Framework that need to be considered under this application.

**Planning Policy Framework**

The **Operation of the Planning Policy Framework** outlined at Clause 10 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- a. To provide for the fair, orderly, economic and sustainable use, and development of land.*
- b. To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- c. To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- d. To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- e. To protect public utilities and other facilities for the benefit of the community.*
- f. To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- g. To balance the present and future interests of all Victorians.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

In order to achieve those objectives, there are a number of more specific objectives contained within the State Planning Policy Framework that need to be considered under this application.

**Clause 11 Settlement** states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, amongst others.

**Managing growth** is the focus of **Clause 11.02** which includes an objective that aims to ensure a sufficient supply of land is available for residential development, which is relevant to the current application.

**Clause 15 Built environment and heritage** seeks to ensure that planning achieves high quality urban design and architecture that meets a number of objectives. The following objectives are of relevance to the current application:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*
- *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

**Housing** is the focus of **Clause 16** and includes the following provisions:

- *To facilitate well-located, integrated and diverse housing that meets community needs.*
- *To deliver more affordable housing closer to jobs, transport and services.*

There are a number of objectives of relevance to the current application under **Clause 18 Transport** including the following:

- *To create a safe and sustainable transport system by integrating land-use and transport.*
- *To promote the use of sustainable personal transport.*
- *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Local Planning Policy Framework**

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.

The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** focuses on the **Municipal Profile**, within which the following is noted:

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is aged between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central-southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. The vision is that Greater Dandenong will be a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods.

The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application are Clauses 21.04 – Land Use and 21.05 – Built Form:



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 21.04-1 Housing and community**

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*
- *Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).*
- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*
- *Encourage new residential development that incorporates adequate space for the planting and the long-term viability and safe retention of canopy trees.*
- *Respect the valued, existing neighbourhood character within incremental and minimal change areas.*
- *Requiring medium-density developments to be site and locality responsive and to respect existing and proposed neighbourhood character.*

**Clause 21.05-1 – Urban design, character, streetscapes and landscapes** – contains the following relevant objectives and strategies:

- *To facilitate high quality building design and architecture.*
  - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
  - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
  - *Encourage innovative architecture and building design.*
  - *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
  - *Promote views of high-quality landscapes and pleasing vistas from both the public and private realm.*
  - *Promote all aspects of character – physical, environmental, social and cultural.*
  - *Encourage planting and landscape themes, which complement and improve the environment.*
  - *Encourage developments to provide for canopy trees.*
  - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To protect and improve streetscapes*
  - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
  - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*
- *To ensure landscaping that enhances the built environment*
- *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
- *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*

**Clause 22.09 – Residential Development & Neighbourhood Character Policy** – contains the following objectives at Clause 22.09-2:

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*
  - *Achieve high quality internal amenity and private open space outcomes for future residents;*
  - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
  - *Promote public realm safety by maximising passive surveillance.*
  - *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
  - *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
  - *Achieve environmentally sustainable design outcomes;*
  - *Use quality, durable building materials that are integrated into the overall building form and façade; and*
  - *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

Clause 22.09-3.1 (Design Principles) provides design principles, which apply to all Future Change Areas.

Clause 22.09-3.4 provides design principles to sites within the Incremental Change Areas (General Residential Zone).

*It is policy to:*

- *Ensure that new development respects the neighbourhood character of the area and considers the identified future character.*
- *Provide a transition in built form and density at the interface with the Substantial Change areas (zoned RGZ) or Activity Centres (zoned Commercial/Mixed Use/Comprehensive Development Zone).*
- *Achieve a transition in built form from the Incremental Change areas (zoned GRZ) to the surrounding Limited Change areas (zoned NRZ).*
- *Support future housing density at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas.*
- *Encourage consolidation of allotments to increase development potential and achieve improved design outcomes.*
- *Apply the Design Principles for all residential developments, in addition to those at Clause 22.09-3.1.*

*An assessment against Clause 22.09 is included at Attachment 3 to this report.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Particular Provisions**

Car Parking (Clause 52.06):

Clause 52.06 Car Parking needs to be considered to determine the appropriateness of the car parking provision of the development.

The purpose of this Clause is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The table at Clause 52.06-5 notes that a dwelling with one (1) or two (2) bedrooms requires one (1) car space and a dwelling with three (3) or more bedrooms require two (2) spaces to each dwelling. The site is not within the Principle Public Transport Network area map.

A total of five (5) car parking spaces are required for the proposal.

Each dwelling would be provided with one (1) or two (2) car spaces, given that 2 and 3 bedrooms are provided for the dwellings.

No visitor car space is required or provided.

The number of car spaces provided for the residents complies with Clause 52.06 (Car parking).

Car parking is to be designed in accordance with the requirements of Clause 52.06-9 of the Scheme.

*An assessment against Clause 52.06 is included as Attachment 4 to this report.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Two or more dwellings on a lot and residential buildings (Clause 55)**

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application:

- *To construct two or more dwellings on a lot.*

The purposes of this clause are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development:

- *Must meet all of the objectives of this clause; and*
- *Should meet all of the standards of this clause.*

If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

*An assessment against Clause 55 is included as Attachment 5 to this report.*

**General Provisions**

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.

**Restrictive Covenants**

There are no restrictive covenants on the subject site.

**Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Diversity (Access & Equity)**

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

**Community Safety**

It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued.

**Safe Design Guidelines**

Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

**Referrals**

The application was not required to be referred to any external referral authorities pursuant to Section 55 of the Planning and Environment Act 1987.

**Internal**

The application was internally referred to the following Council departments for their consideration. The comments provided will be considered in the assessment of the application.

<b>Internal Referrals</b>	<b>Commentary</b>
Civil Development	No objections, subject to conditions on permit.
Transport Planning	No objections, subject to conditions on permit.
Asset Planning	No objections.
ESD/Sustainability	No objections, subject to conditions on permit.



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

### **Advertising**

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing one (1) sign on site facing Pamela Street

The notification has been carried out correctly.

Council has received three (3) objection/s to date.

*The location of the objectors / submitters is shown in Attachment 2.*

### **Consultation**

A consultative meeting was not held as the minimum four objections trigger for a consultative meeting was not met.

### **Summary of Grounds of Submissions/Objections**

The objections are summarised below (**bold**), followed by the Town Planner's Response (in *italics*).

- **The overdevelopment of the site**

*The proposal of three (3) double storey dwellings is considered to be in keeping with the local policy of Clause 22.09 Residential Development and Neighbourhood Character for a 718.38 square metre site located within an Incremental Change Area, which seeks medium density development.*

*The proposal provides a high level of compliance with the requirements of Clause 55, Clause 22.09 and Clause 52.06, in providing appropriate areas of open space, compliant setbacks, landscaping opportunities and accommodating the required car parking spaces.*

*It is therefore considered that the subject site is suitable for this type of development and the proposal is not considered to be an overdevelopment of the site and respects the preferred neighbourhood character.*

*Given the overall compliance with the Greater Dandenong Planning Scheme, it is considered that a development of this type and size is suitable and should be recommended for approval.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

- **Non-compliance with the surrounding Neighbourhood Character**

*The proposed dwellings are considered to be in keeping with the scale of the existing built form character in the surrounding area, as well as the preferred character envisaged by Clause 22.09.*

*Surrounding dwellings are of a similar scale and include a mix of single and double storey detached dwellings as well as townhouse developments.*

*In the immediate neighbourhood, at No. 14 Pamela Street, four double storey dwellings have been constructed, and the property at No. 5 Logan Court contains three double storey dwellings.*

*There are many multi dwelling developments in the immediate neighbourhood, and the proposal is in keeping with this scale of redevelopment.*

*As demonstrated within the Clause 22.09 assessment, the proposal responds well to the objectives of Clause 22.09, taking into consideration the surrounding area and sensitive interfaces by proposing adequate setbacks at both the ground and first-floor level, enabling the retention of the spine of open space and providing appropriate landscaping for the site.*

*The proposed three (3) double storey dwellings provide a high level of compliance with both Clause 22.09 and Clause 55 as detailed within the attachments.*

- **Overlooking**

*The proposal addresses overlooking by providing windows with a sill height or fixed obscure windows to a minimum of 1.7 metres above the finished floor level (FFL) to all first-floor habitable room windows on the southeast and northwest.*

*To the first-floor habitable room windows which face northeast, the proposal has provided obscure glazing up to 1.7 metres above the FFL.*

*These measures ensure compliance with Standard B22 Overlooking.*

*The proposal complies with the overlooking standard of Clause 55 and it is therefore considered that the proposal will not present unreasonable overlooking into the neighbouring properties.*

## **Assessment**

The subject site is located within an established residential area and is well suited for the development of medium density housing given the site is within close proximity to major road networks, community facilities and public transport. The proposal also seeks to reduce pressure on the urban fringe by providing three (3) dwellings where previously one (1) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

As required by the relevant provisions of the Planning Scheme, the proposed development has been assessed against the following:

- Clause 22.09 (full assessment attached as attachment 3);
- Clause 52.06 (full assessment attached as attachment 4); and
- Clause 55 (full assessment attached as attachment 5) as well as Schedule 1 to the General Residential Zone.

Each of these Clauses ensure that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 Settlement.

The objectives of Clause 15.01-1S Urban Design, Clause 15.01-2S Building Design and Clause 21.05-1 Built Form outline the key considerations in which a development must respond to urban design, character, streetscape and landscape issues.

It is considered that the proposed design response respects the preferred neighbourhood character of the incremental change area by providing three (3) double storey dwellings, which achieves a transition in the built form within the General Residential Zone – Schedule 1 area.

The overall layout allows for compliant private and secluded private open space and appropriate landscaping treatments such as canopy trees and shrub plantings within well-proportioned setback areas to allow growth to maturity.

The proposal provides a high-quality urban design outcome with physical articulation, and well sited setbacks from sensitive interfaces. The proposal's high level of compliance with Clause 22.09, Clause 52.06 and Clause 55 ensures that the development achieves the objectives set out in Clause 15.01 and Clause 21.05-1.

As such, Council officers recommend that the application be approved subject to planning permit conditions as necessary.



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Use**

As outlined in Clause 32.08-2 (General Residential Zone), a dwelling is listed as a Section 1 use, and a planning permit is not required for the use of the proposal. However, a planning permit is required for the development of the land for two (2) or more dwellings, which is discussed below.

**Development**

**Planning Policy Framework / Local Planning Policy Framework**

In considering the Planning Policy Framework and the Local Planning Policy Framework, Council can establish that an acceptable proposal will be guided by:

- Clause 22.09 Residential Development and Neighbourhood Character;
- Clause 52.06 Car parking; and
- Clause 55 Two or more dwellings on a lot

Each of these Clauses ensure that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 Settlement.

The objectives of Clause 15.01-1S Urban Design, Clause 15.01-2S Building Design and Clause 21.05-1 Built Form outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues.

**Clause 22.09 Assessment – Residential Development and Neighbourhood Character Policy**

An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09 with a site responsive built form respecting the prevailing existing character and responding to the site circumstances and streetscape. The design solution has provided well-articulated first floor footprints from side and rear boundaries of the site to reduce the building bulk and protect adjoining sensitive interfaces.

Overall, the development has provided a response that respects the identified neighbourhood character and considers the identified future character. The elements of the proposal that warrant further discussion are as follows:



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

Clause 22.09-3.3 Bulk and Built Form Principle

Relevant design principle requires:

- *provide separation between dwellings at the upper level;*
- *retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;*
- *position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.*

*Within the GRZ1 and GRZ2 the rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.*

*Two storey dwellings to the rear of a lot in the GRZ1 and GRZ2 may be considered where:*

- *the visual impact of the building bulk does not adversely affect the identified future character of the area;*
- *overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;*
- *the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;*
- *sufficient side and rear boundary landscaping can be provided to screen adjoining properties;*
- *upper storey components are well recessed from adjoining sensitive interfaces.*

The proposal is considered appropriate as the upper floors of all dwellings are generally smaller in size, well setback from all boundaries and provide good separation of between 2.2 metres between each dwelling and as such do not create visual bulk across the site.

Dwelling 3 is proposed to be a double storey dwelling to the rear. This is considered appropriate in this instance as the first-floor component provides adequate recession from the ground floor footprint and is appropriately setback from sensitive interfaces particularly along the northeast and southeast boundaries. A 5.8 metre setback is provided at first floor level to the northeast, and a 4 metre setback provided to the southeast. Whilst a setback of 2 metres is provided to the northwest, this abuts a garage built to the boundary on the adjoining property, limiting any impacts this built form would have to the adjoining property.

There is sufficient capacity for landscaping along the ground level side and rear setback to assist in softening the built form and overshadowing of the proposal does not adversely affect the amenity of the adjoining properties. It is therefore considered that the spine of open space along the rear of the property is provided for, particularly taking into consideration the neighbouring property to the northwest which provides a larger footprint of built form within the rear of the property.



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

Overall, the built form of the development is an appropriate response to the context of the site with reasonable ground and first floor setbacks. A variation of materials including face brickwork and render are provided at ground floor level, with render, horizontal weatherboards and cladding provided at first floor level, resulting in a high-level visual interest to the built form.

The upper storey components are adequately recessed, with the visual interest consistent with the character of the area. It is therefore considered that the visual impact of the first floor of Dwelling 3 does not adversely affect the identified future character of the area.

It is also demonstrated throughout the Clause 55 assessment that the proposal will not result in overlooking or overshadowing impacts and that the proposal complies with the requirements of the relevant Standard.

Furthermore, the footprint of the first floor for Dwelling 3 is modest, providing two (2) bedrooms and two (2) bathrooms only, with the setbacks (as detailed earlier) to the sensitive interfaces to the northeast and southeast being 5.8 and 4 metres respectively. This is considered to further limit any potential for amenity impacts to adjoining properties.

The proposal is therefore considered to comply with the Design Principles of Clause 22.09. A full Clause 22.09 assessment is attached to this report at Attachment 3.

**Clause 55 – Two Or More Dwellings On A Lot**

The proposal is compliant with the Standards and Objectives of Clause 55, including setback, open space, overlooking and overshadowing requirements. This will ensure an appropriate development, worthy of support, within the General Residential Zone, Schedule 1.

**Car Parking**

The table at Clause 52.06 (Car Parking – Number of car spaces required under Table 1) sets out the car parking requirements that applies to the use of land for dwellings as follows:

- One (1) car parking space to each one (1) or two (2) bedroom dwellings; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling.

The site is not within the Principle Public Transport Network area map.

A total of five (5) car parking spaces are required for this proposal.

The proposal would provide two (2) car spaces to each three or more bedroom dwelling and one (1) to each two or less bedroom dwellings, with a total of five (5) spaces being provided.

No visitor car space is required or provided.

The number of car spaces provided complies with Clause 52.06 (Car parking).

The proposal complies with the Design Standards of Clause 52.06-9. A full Clause 52.06 assessment is attached to this report at Attachment 4.



## 2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)

### Internal Amenity

It is noted that the footprints of the dwellings provide for a modest sized living and dining area. However, it is considered that the dwellings will provide a usable and functional living space, with the plans able to demonstrate that standard furniture can be accommodated while still allowing sufficient space for occupants to circulate throughout.

Furthermore, based on previous VCAT decisions, it is highly likely that VCAT would support dwelling footprints of this size, given the plans demonstrate that they are usable and functional.

### Environmentally Sustainable Development

The proposal complies with the requirements of Clause 22.06 by providing a Sustainable Design Assessment (SDA), a Built Environment Sustainability Scorecard (BESS) and a Stormwater Calculation, all completed by qualified professionals.

The provided BESS score complies with a score of 55% for best practice encompassing the full life of the build and identifying the methods used for the best environmental performance outcome. Having regard to the sites opportunities and restraints, the proposal has included the necessary water tanks, and roof catchment areas, sufficient energy star ratings for fixtures, heating and cooling systems and the addition of double-glazed habitable room windows.

The referral response from Council's ESD team identified that the submitted plans should be amended to include the following:

- Annotate the location and extent of permeable paving (minimum 52sqm)

<b>BESS Information Summary</b>  <b>Dwelling Type:</b> <b>Non-residential</b>		<b>Project Overall Score: 55%</b>		
		<b>Fail</b>	<b>Best Practice</b>	<b>Design Excellence</b>
		<b>(&lt;49%)</b>	<b>(50-69%)</b>	<b>(&gt;70%)</b>
<b>BESS Category</b>	<b>Score</b>	<b>Initiatives</b>		
Management	33%			
		Preliminary energy rating (NatHERS) assessment completed		
Water	66%			
		Rainwater tank capacity of 3,000L per dwelling connected to:		
		Toilet flushing and laundry		
		High WELS star rated water fittings, fixtures and appliances		



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

		Potable water consumption reduced by at least 47% compared to same building following minimum standards
<b>Energy</b>	55%	<b>Pending confirmation</b>
		Sample energy rating (NatHERS) achieved 6.5 star energy rating average across all dwellings.
		High efficiency 6-star gas instantaneous hot water system specified
		Estimated greenhouse gas emissions reduced by 66% compared to compared to same building following minimum standards
<b>Stormwater</b>	100%	<b>Pending confirmation</b>
		Stormwater design to meet industry best practice requirements though incorporation of rainwater collection and re-use and sections of permeable concrete
<b>Indoor Environment Quality</b>	60%	
		Double glazing to all habitable room windows
		Cross ventilation to all dwellings habitable rooms
<b>Transport</b>	50%	
		Space for bicycle parking in each dwelling garage
<b>Waste</b>	50%	
		Spatial depiction for organic waste bins in dwelling P.O.S
<b>Urban Ecology</b>	37%	
		20% of the site is permeable and vegetated.
<b>Innovation</b>	NA	



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

## **Conclusion**

The proposal is consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements, local policy direction, application of Clauses 22.09, 52.06 and 55, and the decision guidelines of Clause 65.

## **Recommendation**

**That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 15 Pamela Street Noble Park VIC 3174, for the ‘Development of the land for three (3) double storey dwellings’ in accordance with the plans submitted with the application subject to the following conditions:**

- 1. Prior to the endorsement of plans, amended plans drawn to scale and dimensioned, must be submitted to the Responsible Authority for approval. No buildings or works must be commenced until the plans have been approved and endorsed by the Responsible Authority. The endorsed copy of the plans forms part of this permit. The plans must be in accordance with the plans submitted with the application, but modified to show:**
  - 1.1. Detail the maximum height of the low-level retaining wall to the front of Dwelling 1;**
  - 1.2 The elevations are to be provided with their correct orientation (which must take into consideration true north);**
  - 1.3 The northeast boundary fencing, which must be a minimum of 1.8 metres in height;**
  - 1.4 The location and extent of permeable concrete or permeable paving to the driveway in accordance with the minimum extent specified in the Sustainable Design Assessment (minimum 52sqm); and**
  - 1.5. Landscape plans in accordance with Condition 2.**
- 2. Before the approved development starts, and before any trees or vegetation are removed, an amended landscape plan drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. The amended landscape plan must be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority. The landscape plan must show:**
  - 2.1. plans to accord with Condition 1 of this permit;**



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

- 2.2. the site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks;**
- 2.3. details of the proposed layout, type and height of fencing;**
- 2.4. legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn;**
- 2.5. a plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities;**
- 2.6. at least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the secluded open space areas of each dwelling;**
- 2.7. improved landscaping to the front of Dwelling 1, including at least two (2) advanced canopy trees with a planting height of 1.5 metres;**
- 2.8. improved shrubbery plantings capable of maturing along the front, side and rear boundaries of each dwelling;**
- 2.9. substantial, high-quality planting along each side of the accessway of each dwelling; and**
- 2.10. any paving or deck areas within the secluded open space area of the proposed dwelling on a permeable base.**

**When approved, the landscape plan will be endorsed and will form part of this permit.**

- 3. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.**
- 4. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied.**



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

- 5. At all times, the landscaping must be maintained in good order in accordance with the endorsed landscape plan and schedule to the satisfaction of the Responsible Authority.**
- 6. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**
- 7. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works, and the conditions of this permit have been complied with.**
- 8. The development is to be constructed in accordance with the design initiatives, commitments and assessment tool inputs included in the approved Sustainable Design Assessment (SDA) (prepared by Frater, 26 Jul 2022) to the satisfaction of the Responsible Authority.**
- 9. The provisions, recommendations and requirements of the endorsed SDA must be complied with from design to construction. No alterations to the endorsed SDA can occur without prior written consent from the Responsible Authority.**
- 10. Provision must be made for the drainage of the site including landscaped and pavement areas, all to the satisfaction of the Responsible Authority.**
- 11. The connection of the internal drainage infrastructure to the Legal Point of Discharge must be to the satisfaction of the Responsible Authority.**  
  
**Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the Legal Point of Discharge approval letter. Approval of drainage plan including any retention system within the property boundary is required.**
- 12. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 13. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

- 14. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority.**
- 15. Letterboxes and all other structures (including visually obstructive fencing and landscaping) should be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) along the frontage road at access points in accordance with Dandenong Planning Scheme Clause 52.06-9.**
- 16. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**
- 17. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**
- 18. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**
- 19. All glazing must at all times be maintained to the satisfaction of the Responsible Authority.**
- 20. Before the approved building is occupied, all boundary walls in the development must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.**
- 21. This permit will expire if:**
  - 21.1. The development or any stage of it does not start within two (2) years of the date of this permit, or**
  - 21.2. The development or any stage of it is not completed within four (4) years of the date of this permit.**

**Before the permit expires or within six (6) months afterwards the owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date.**



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) The request for the extension is made within twelve (12) months after the permit expires; and
- (b) The development or stage started lawfully before the permit expired.

**Permit Notes**

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.
- Approval of any retention system within the property boundary is required by the relevant building surveyor.
- Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.
- As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.
- A flood dispensation is to be obtained prior to issue of Building Permit.
- A Vehicle Crossing Permit must be obtained from Council for all vehicular crossings prior to construction of the crossings. You may be required to apply for a Asset Protection Permit from Council's engineering services. Queries regarding engineering requirements can be directed to Council's general phone number on 8571 1000.
- No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.

This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**
- **A drainage plan approval fee is to be paid to Council prior to the issue of approved drainage plans. Please contact the Civil Development department for the current schedule of fees.**



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 15 PAMELA STREET, NOBLE  
PARK (PLANNING APPLICATION NO. PLN22/0227)**

**ATTACHMENT 1**

**ASSESSED PLANS**

**PAGES 33 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**





2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)

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- 01** URBAN CONTEXT
- 02** SITE PLANS
- 03** FLOOR PLANS
- 04** ELEVATIONS
- 05** SECTIONS
- 06** PRESENTATION
- 07** SHADOW DIAGRA...
- 08** EXTERNAL MATERI...
- 09** TRAFFIC SWEEP P...

Architekton<sup>TM</sup>



2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)

PROJECT SUMMARY		GROSS BUILDING AREA (GL)	
SITE AREA	718.38 m2	OCC 01	102.98
SITE BUILDING AREA	271.141 m2	OCC 02	83.04
SITE HARD SURFACE AREA	718.38 m2	OCC 03	103.62
GENERAL INFORMATION DESCRIPTION			
NO OF EXISTING DWELLINGS	01	OCC 01	71.56
NO OF EXISTING DWELLINGS (TO BE DEMOLISHED)	01	FIRST LEVEL LIVING AREA	41.58
NO OF PROPOSED DWELLINGS	03	GARAGE	51.76
NO OF EXISTING LEVELS	01	GROUND FLOOR LIVING AREA	39.93
NO OF PROPOSED LEVELS	02	SPOS	53.98
NO OF PROPOSED CAR SPACES	05	FIRST LEVEL LIVING AREA	27.42
		GARAGE	44.35
		GROUND FLOOR LIVING AREA	49.36
		SPOS	42.87
		OCC 02	23.23
		FIRST LEVEL LIVING AREA	61.72
		GARAGE	56.75
		GROUND FLOOR LIVING AREA	
		SPOS	
		OCC 03	
		FIRST LEVEL LIVING AREA	
		GARAGE	
		GROUND FLOOR LIVING AREA	
		SPOS	
DEVELOPMENT MATRIX (NO OF BEDROOMS)			
DWELLING 1	NO OF BEDROOMS	03	
DWELLING 2	NO OF BEDROOMS	02	
DWELLING 3	NO OF BEDROOMS	03	



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**





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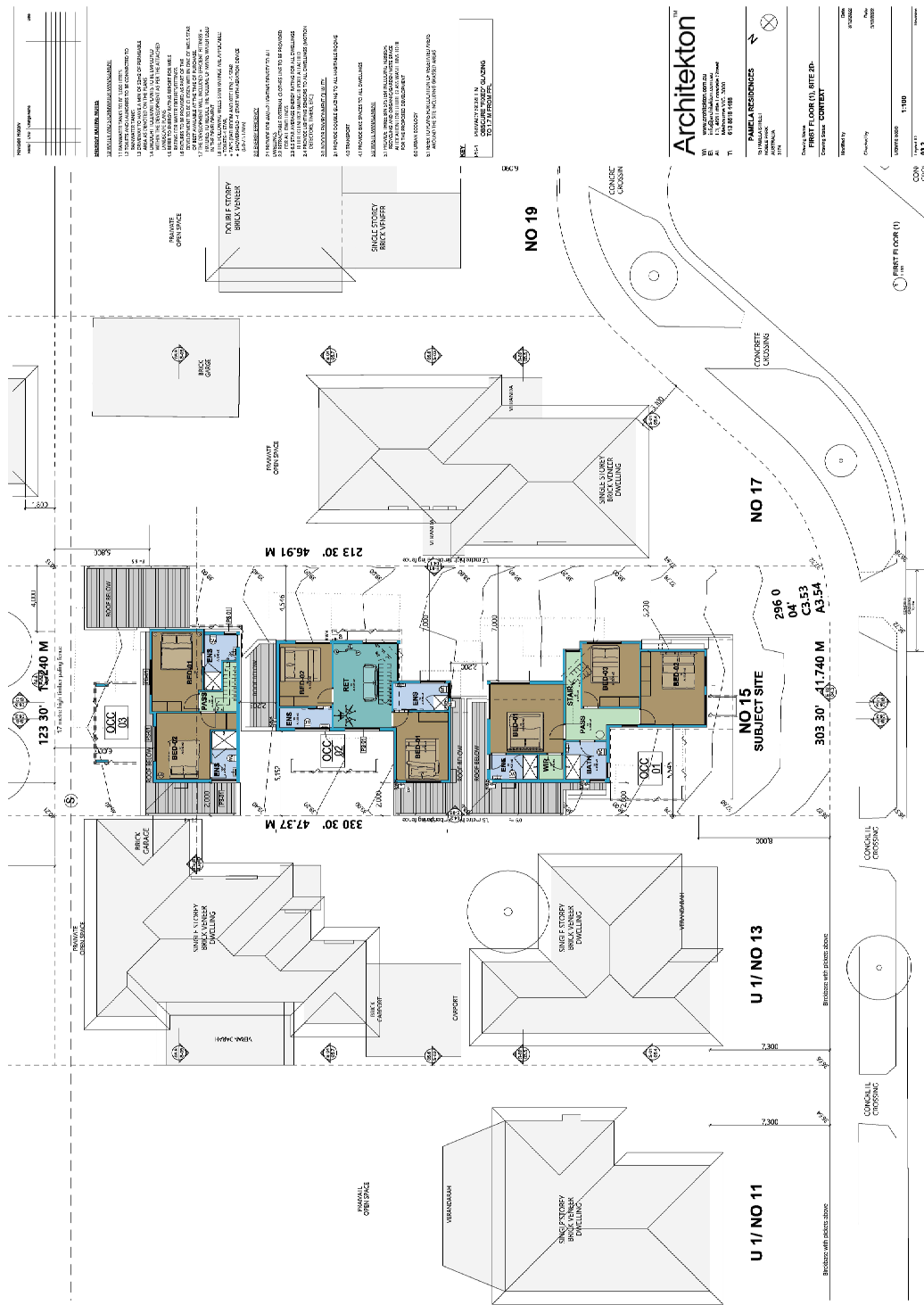
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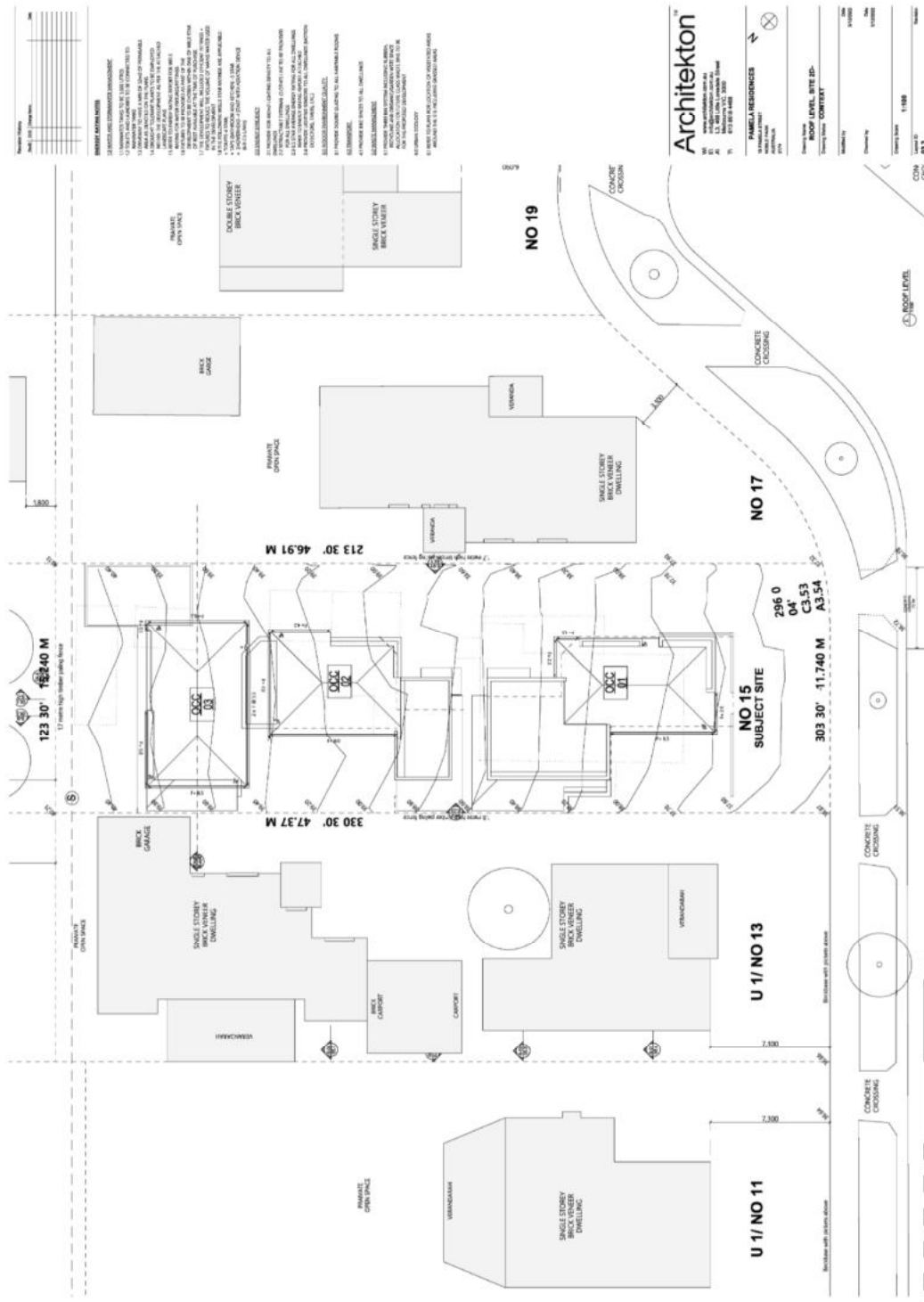


2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
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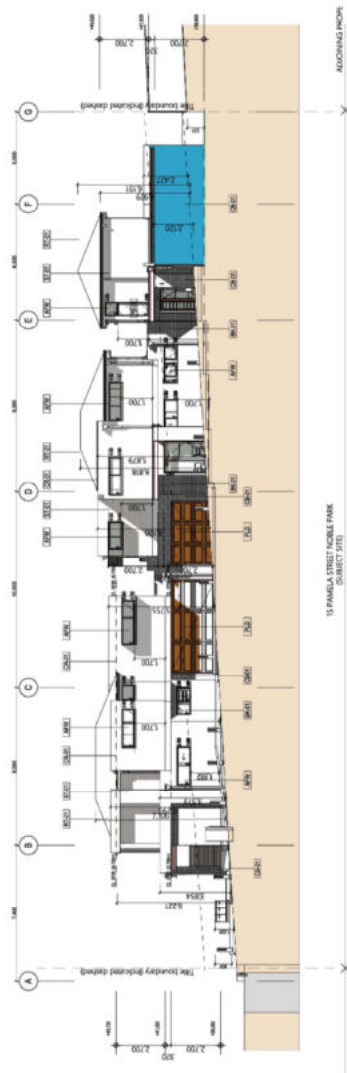




2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)





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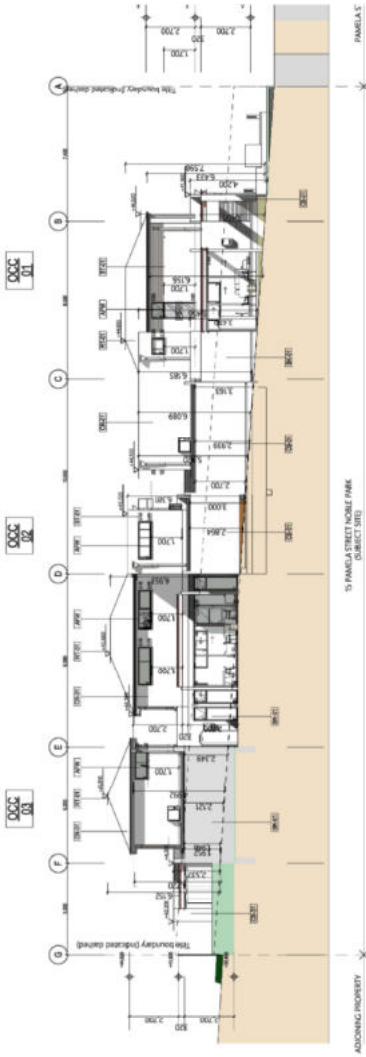
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- 43. TRANSPORT.
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FIG. 1  
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OBSCURE TORSY GLAZING  
TO 1.7 M FROM FF.



Elev. South Elevation (1)

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01 81 [info@architekon.com.au](mailto:info@architekon.com.au)  
13 400 Little Lonsdale Street  
VIC 3000

#### PAMELA RESIDENCES

18 PEARL STREET  
NEWTON, MASS  
02459-1001  
617/552-3114

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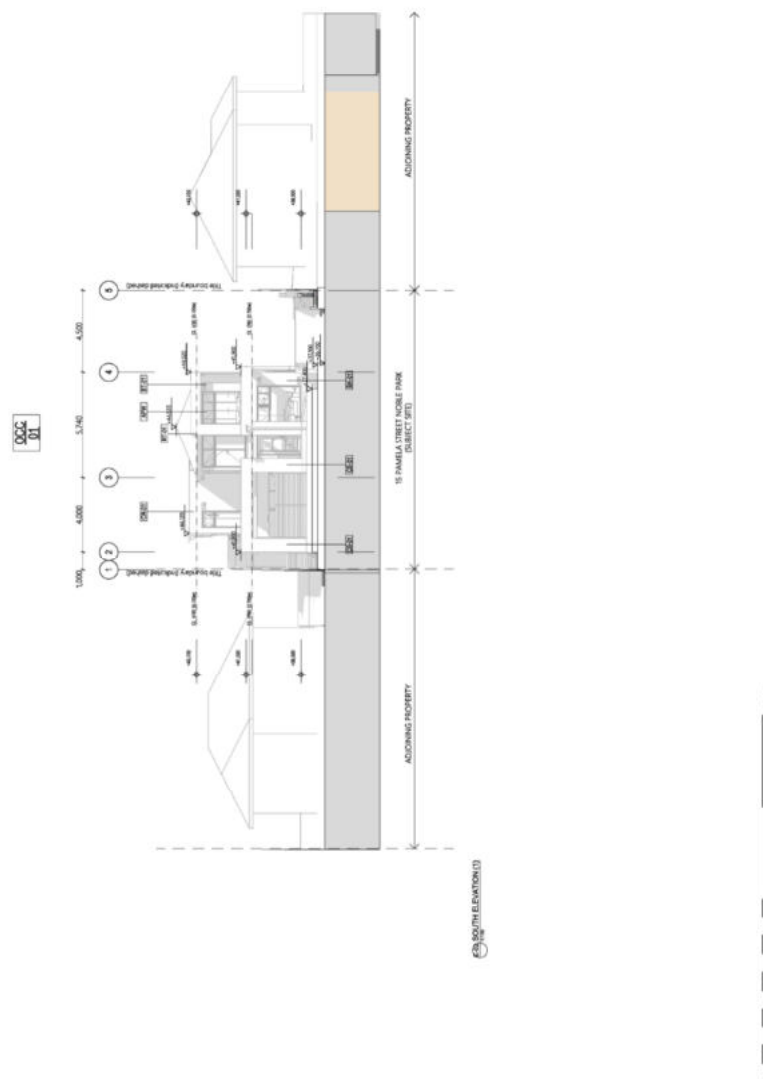
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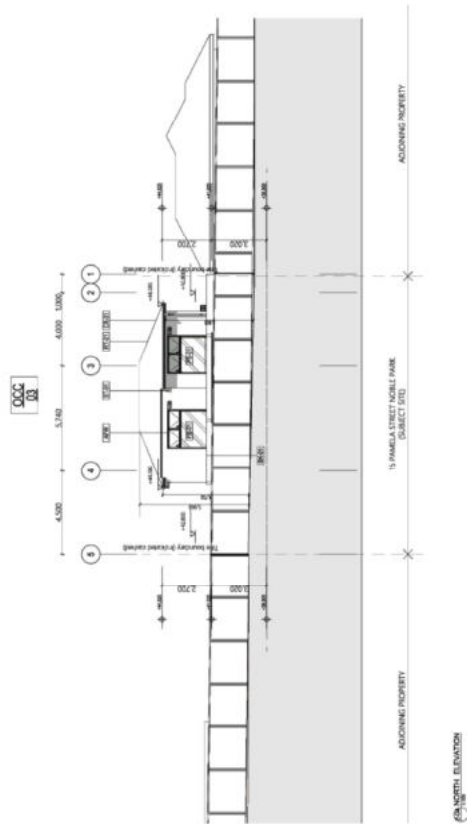
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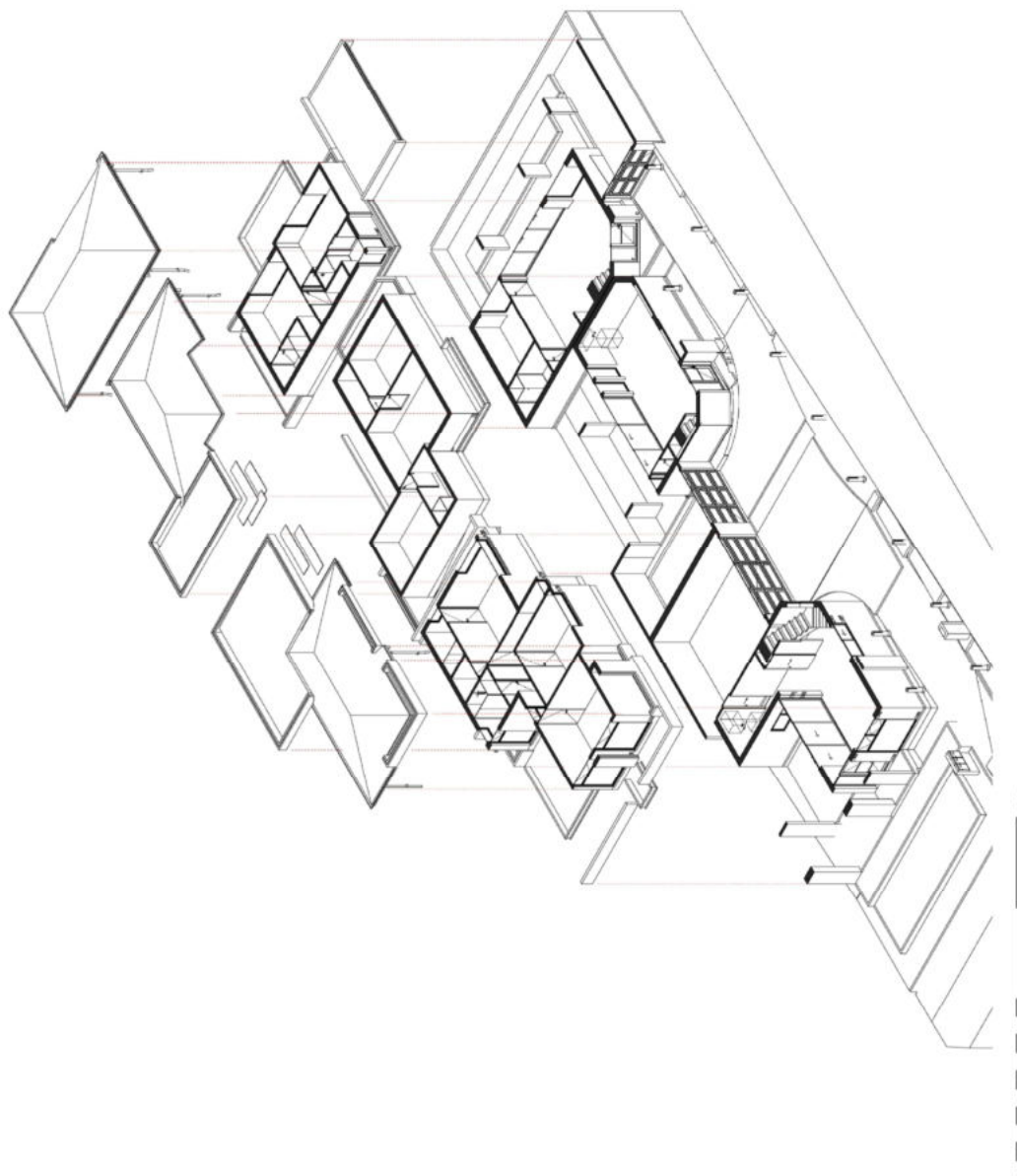


PHOTOMONTAGE-VIEW FROM SOUTH WEST

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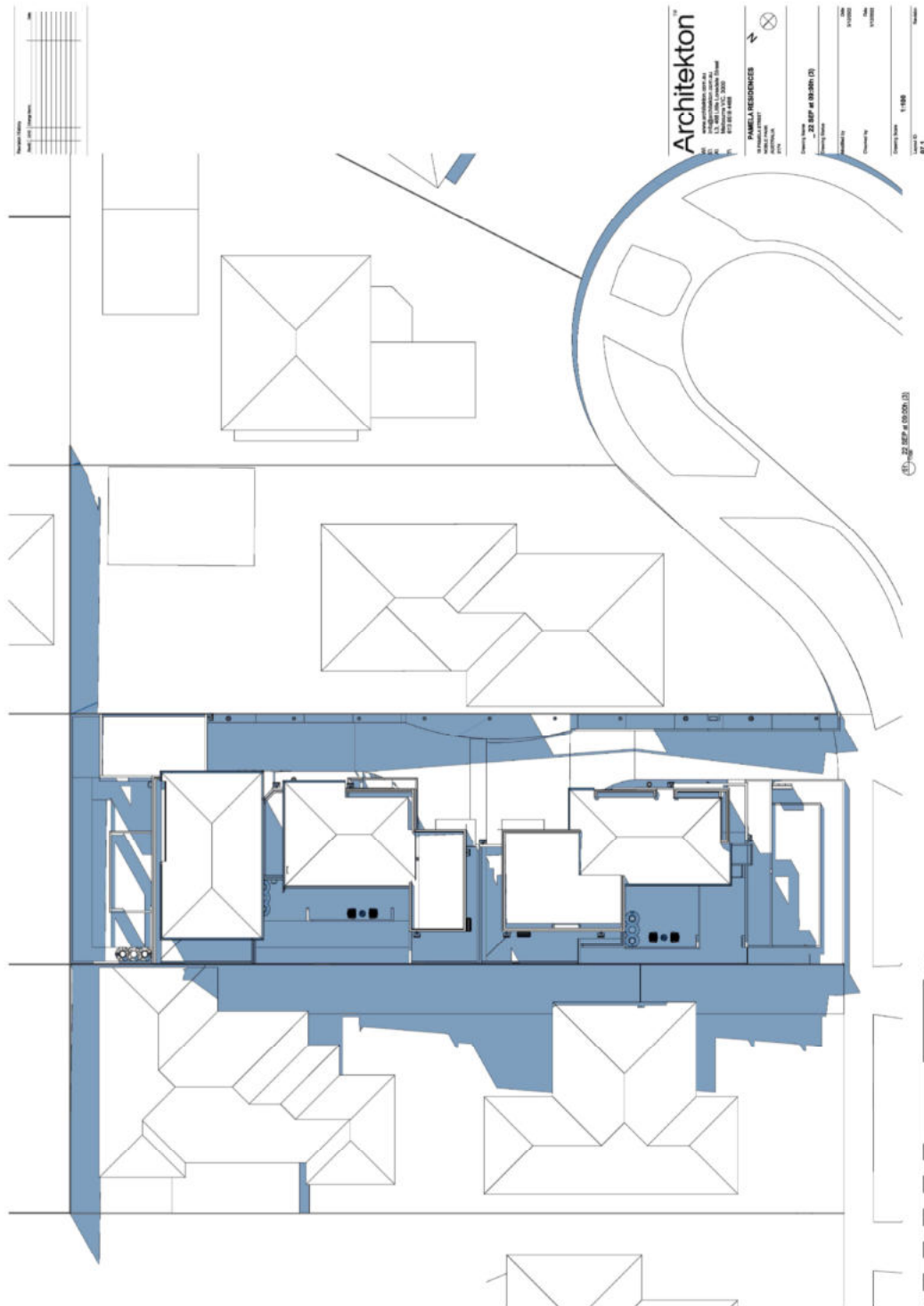
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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**



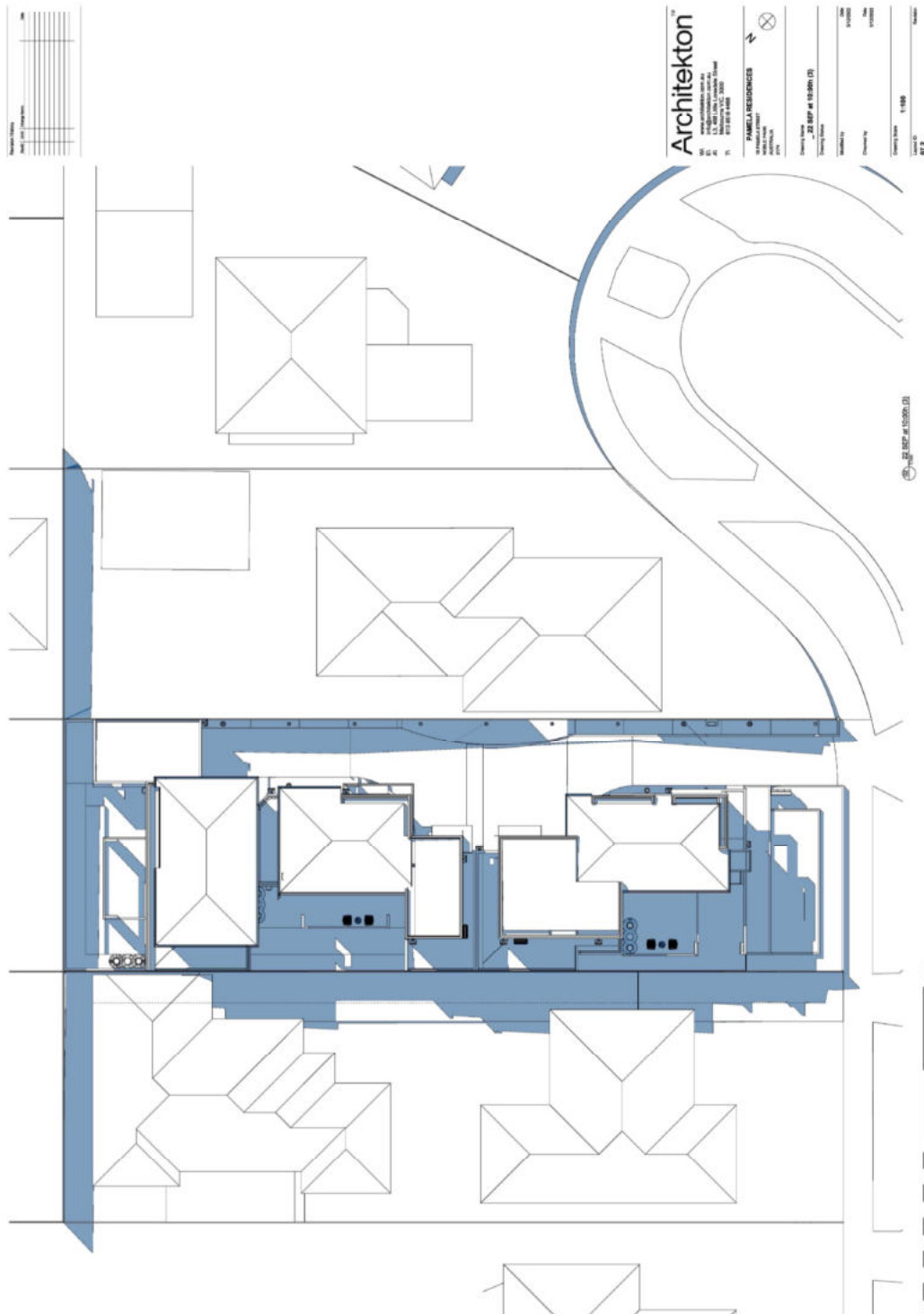


**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**





**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**





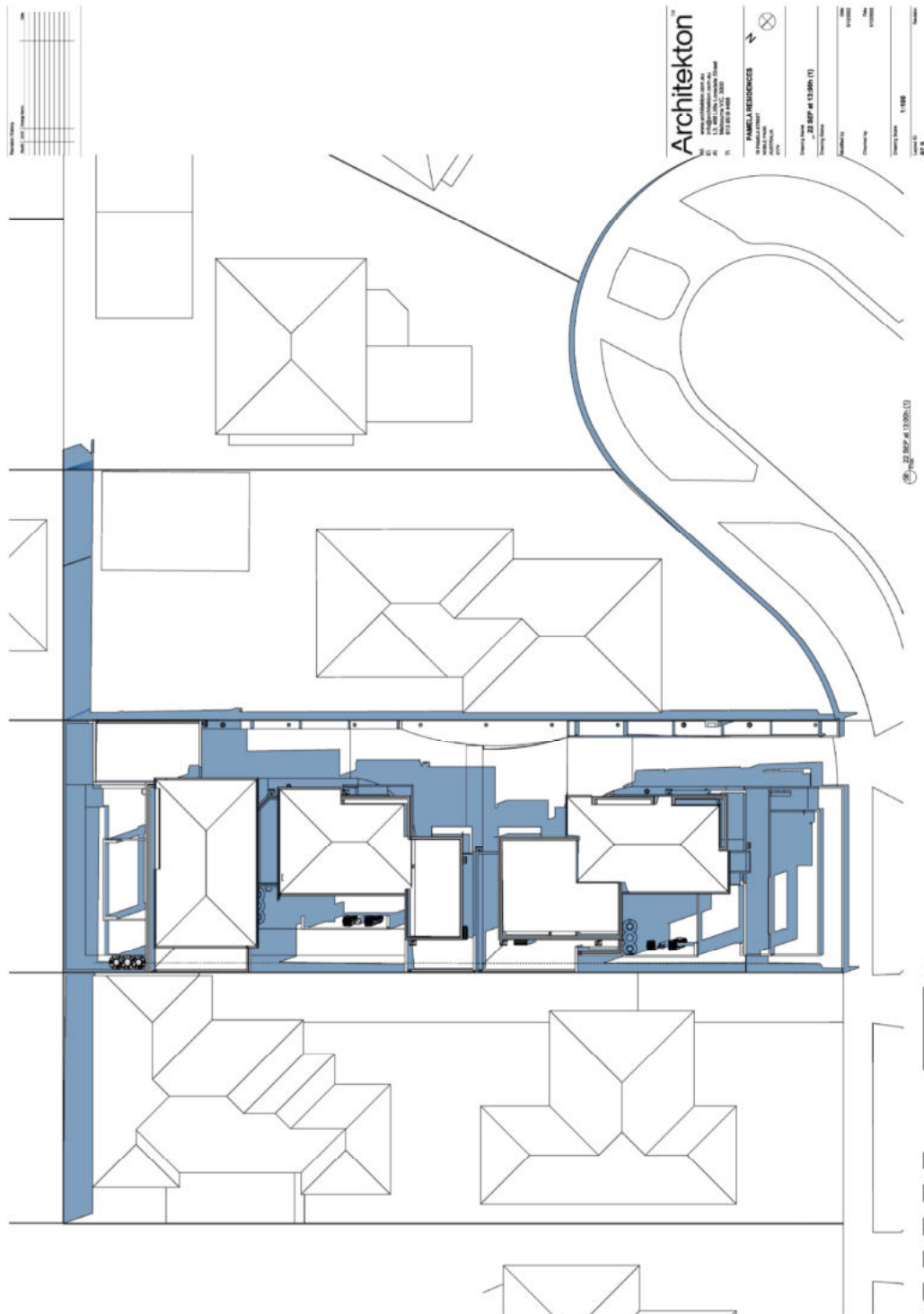




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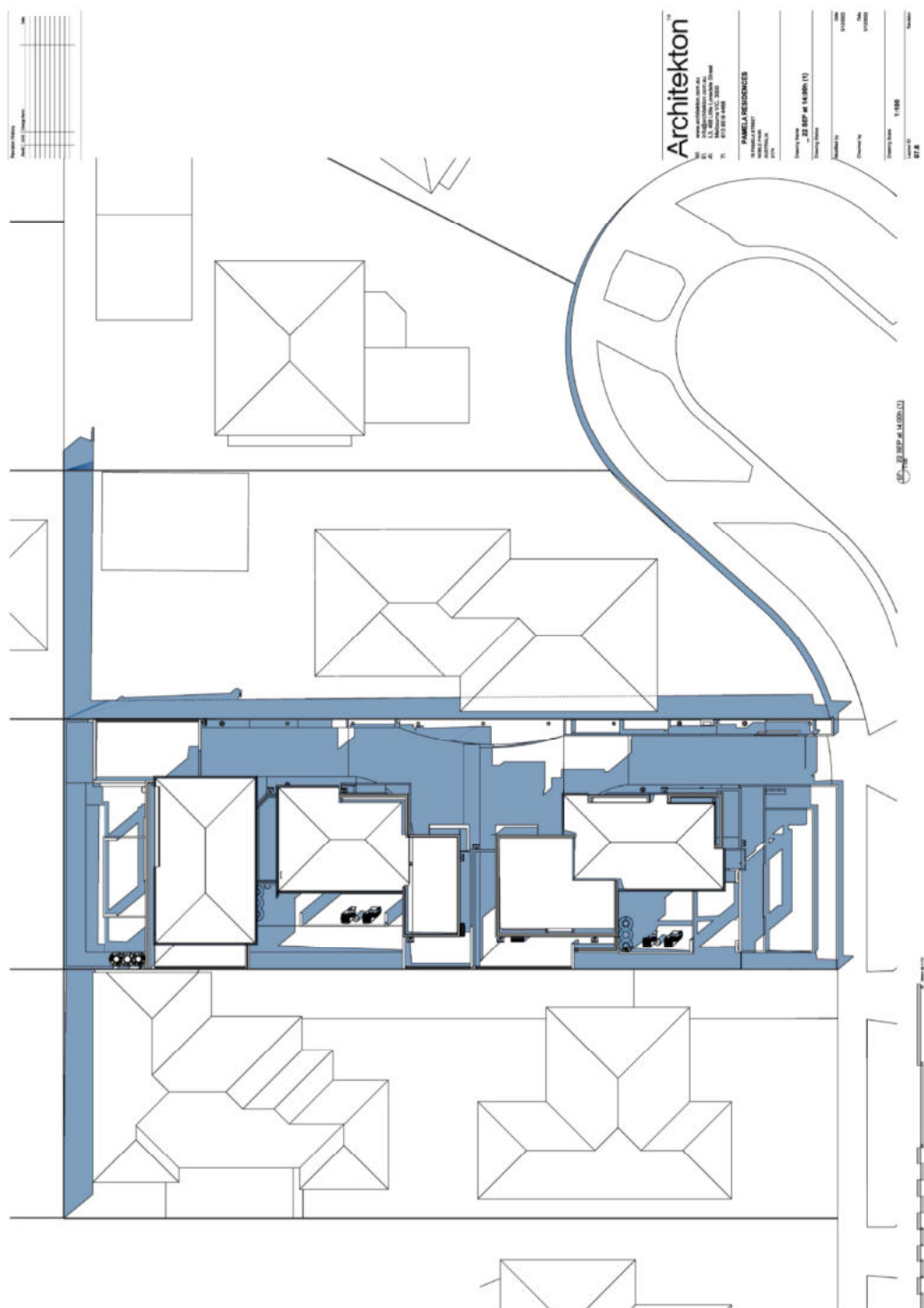


**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

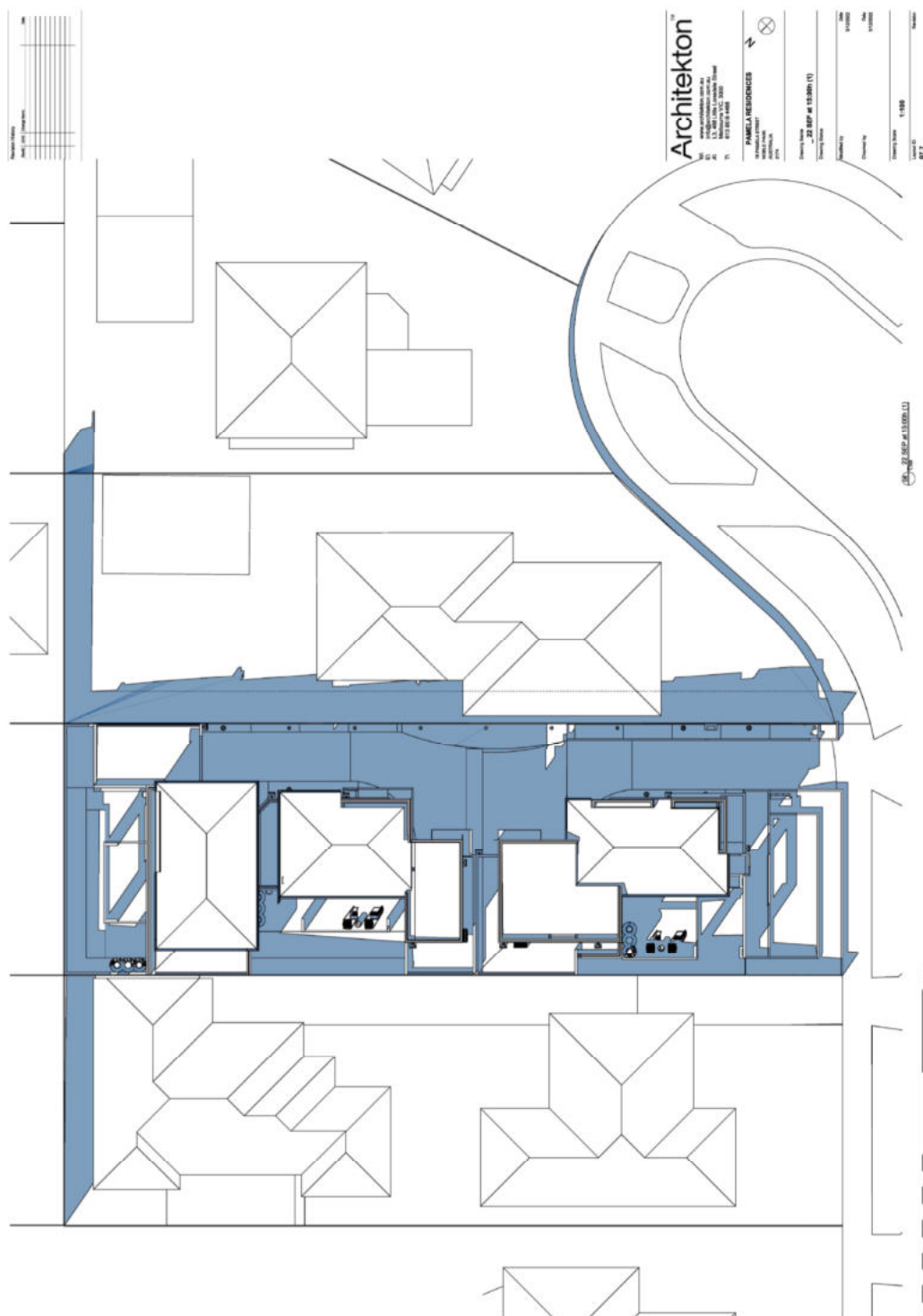




**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**



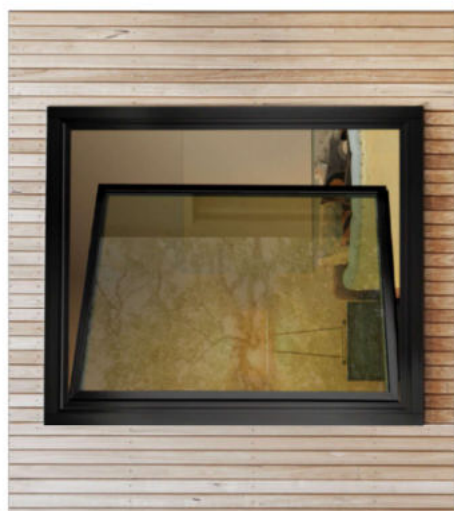






[illegible]

ONIC ANTHRA

JAMES HARDIE  
MATRIX CLADDING

POWDERCOATED ALUMINIUM FRAMED



CONCRETE RENDER FINISH



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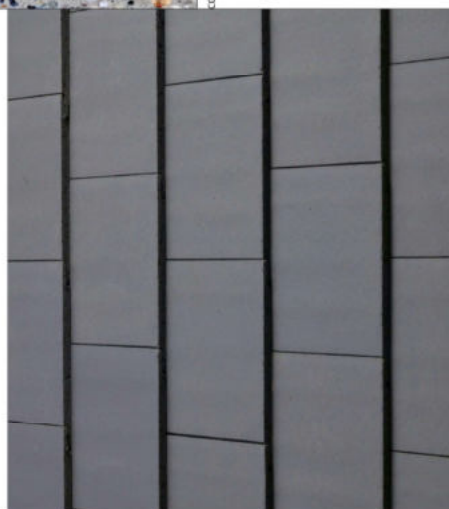
SELECTED BRICK FACE



CONCRETE DRIVEWAY - EXPOSED AGGREGATE



### INTER PANNELLING



CONCRETE ROOFING TILES - FLAT PROFILE

[illegible]



2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)

Project Name	
Project No.	
Project Address	
Project Description	
Project Status	
Project Manager	
Project Contact	
Project Email	
Project Phone	
Project Fax	
Project Website	
Project Social Media	
Project Logo	

Architekton	
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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

Item	Description	Value
1	Site Preparation	
2	Site Preparation	
3	Site Preparation	
4	Site Preparation	
5	Site Preparation	
6	Site Preparation	
7	Site Preparation	
8	Site Preparation	
9	Site Preparation	
10	Site Preparation	

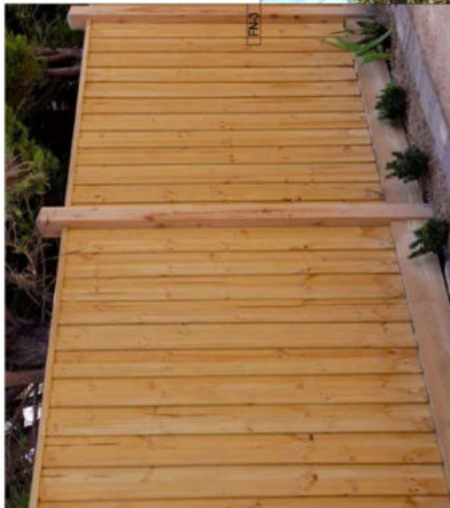


SELECTED ROCK LOW LEVEL WALL

PH-4

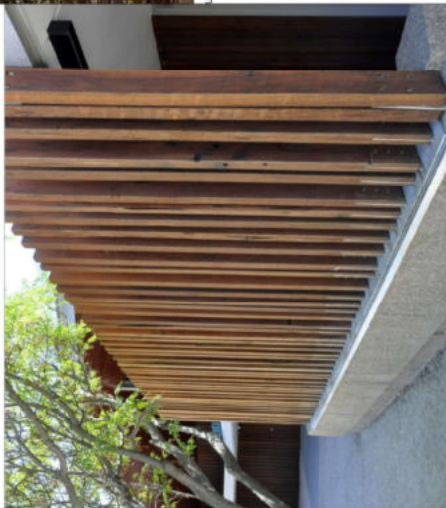


UPRIGHT TIMBER PICKET FENCE



EXTERNAL BOUNDARY - TIMBER PALING FENCE

PH-3



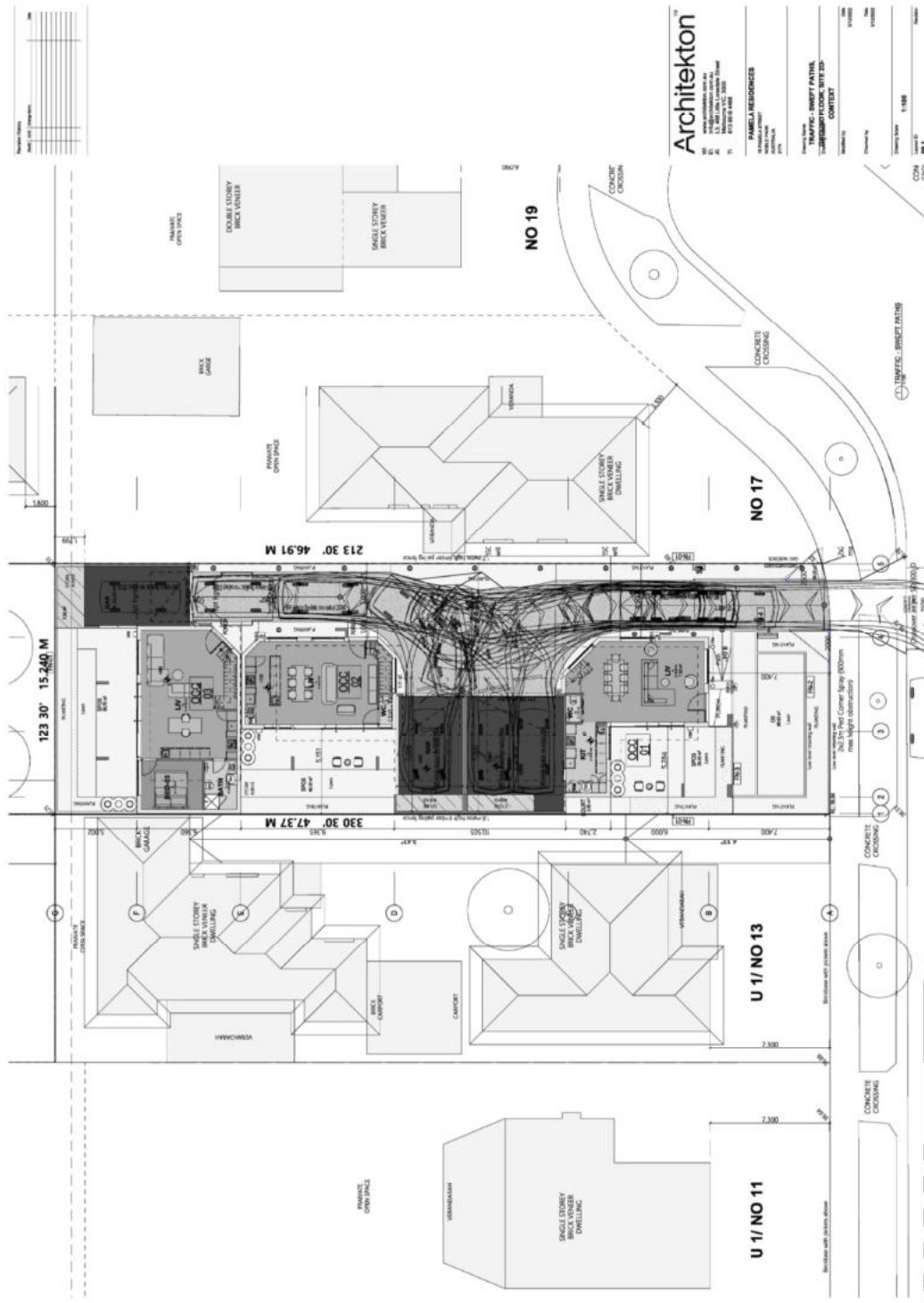
TIMBER UPRIGHT RAILWAY SLEEPER FENCE

PH-2

<b>Architekton</b>	
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16	16 Pamela Street, Noble Park, VIC 3106
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2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)





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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**

Hardscape Name Type		Main Area	Perimeter	Main Code	Border Code	Main Area Area	Perimeter Area	Total Cost
Images	Grass	11,362	45,341			\$1,500	\$1,500	\$1,500
	Boundary					\$1,500	\$1,500	\$1,500
	Pathway		254.3m			\$1,500	\$1,500	\$1,500
	Patios/Paved	18,092	88.4m			\$1,500	\$1,500	\$1,500
	Driveway	18,092	18.4m			\$1,500	\$1,500	\$1,500
	SG Concrete Perimeter Boundary		86,292			\$1,500	\$1,500	\$1,500
	SG Concrete Perimeter Boundary		18,092			\$1,500	\$1,500	\$1,500
	Boundary		45,341			\$1,500	\$1,500	\$1,500

[illegible]

Image	Qty	Category	Item	10'	Edt Text	Height	Wt	Manufacturer	Model	Colour	Finish
Electrical Services											

Data Services		Category	Item	SR	Call Test Method	Manufacturer	Model	Color	Finish
		1	Cables		CL-03		300		
		1	Cables		CL-02		300		
		1	Cables		CL-01		300		
		1	Trunk-Pip	20001.000	WT-01	20001.L	300		
		1	Trunk-Pip	20001.000	WT-02	20001.L	300		
		1	Trunk-Pip	20001.000	WT-03	20001.L	300		
		1	Cas	004-01	0	300			
		1	Cas	004-01	0	300			
		1	Cas	004-01	0	300			
		1	Telephone	Trunk Master		TEL	300		
		1	Telephone	Trunk Master		TEL	300		
		1	Telephone	Trunk Master		TEL	300		
		1	Telephone	Trunk Master		TEL	300		
		1	Power	Cable 001	03-000	300			
		1	Power	Cable 001	03-000	300			
		1	Power	Cable 001	03-000	300			
		1	Power	Cable 001	03-000	300			
		1	Power	Cable 001	03-000	300			

Architekton<sup>TM</sup>

15 PAMELA STREET, NOBLE PARK VIC. 3175  
RESIDENTIAL DEVELOPMENT

**LANDSCAPE PLAN-REPORTS**

Scale	1:150
Drawn By	DN
Checked By	GAT
Design Date	26/11/21
Plot Date	

AECCO PRJ 2022 PAM  
Project No.  
Drawing No.  
Sheet #



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 15 PAMELA STREET, NOBLE  
PARK (PLANNING APPLICATION NO. PLN22/0227)**

**ATTACHMENT 2**

**LOCATION OF OBJECTORS**

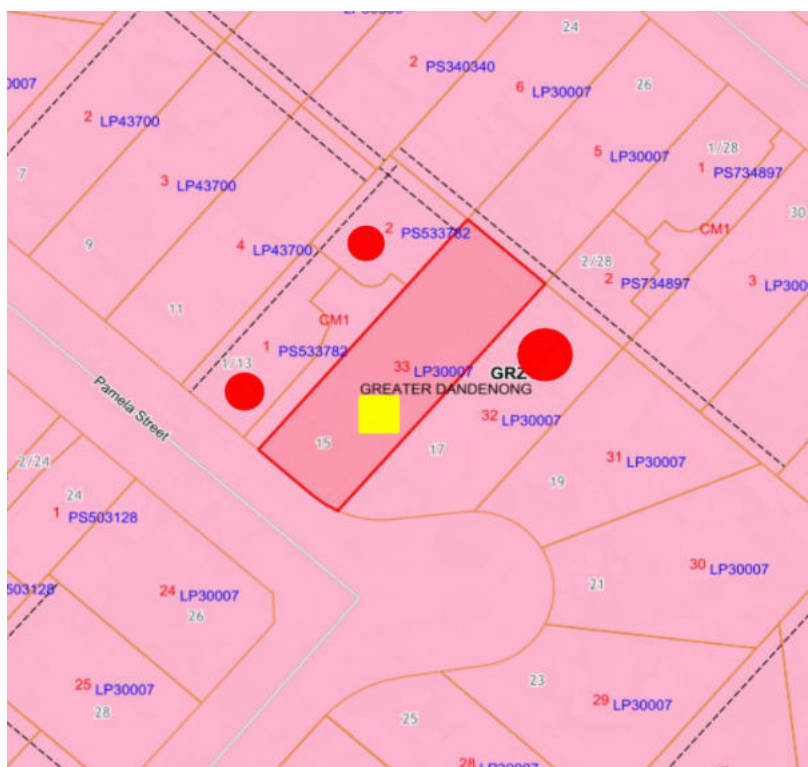
**PAGES 2 (including cover)**


*If the details of the attachment are unclear please contact Governance on 8571 5235.*




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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**



 =Location of objectors

 = Subject site



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 15 PAMELA STREET, NOBLE  
PARK (PLANNING APPLICATION NO. PLN22/0227)**

**ATTACHMENT 3**

**CLAUSE 22.09 ASSESSMENT**

**PAGES 14 (including cover)**



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Assessment Table for Clause 22**

**Clause 22.09-3.1 Design Principles for all residential developments**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Safety</b>	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	<p>✓ <b>Principle met</b></p> <p>Dwelling 1 provides ground and first floor habitable room windows facing Pamela Street.</p>
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	<p>✓ <b>Principle met</b></p>
	Use semi-transparent fences to the street frontage.	<p>✓ <b>Principle met</b></p> <p>No front fence is proposed.</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✓ <b>Principle met</b></p> <p>Bollard lighting located within car parking areas and the internal driveway.</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ <b>Principle met</b></p> <p>All main entrances are visible and easily identifiable from the street or internal accessway.</p>
<b>Landscaping</b>	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ <b>Principle met</b></p> <p>Non-habitable rooms such as bathrooms are located away from entrances.</p>
	Residential development should:	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	<p>✓ <b>Principle met</b> The landscape plan shows substantial, high-quality landscaping, however, conditions of permit will seek to further improve the landscaping and landscaping plan by requiring the maximum height of the canopy trees to be provided throughout the site to be identified and additional landscaping to be provided along the southern boundary for Dwelling.</p>
	Provide substantial, high quality landscaping along vehicular accessways.	<p>✓ <b>Principle met</b> Adequate landscaping is provided along vehicular accessways.</p>
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	<p>✓ <b>Principle met</b> The landscape plan provides one (1) substantial canopy tree to each SPOS and two (2) substantial canopy trees to the front setback.</p>
	Planting trees that are common to and perform well in the area.	<p>✓ <b>Principle met</b></p>
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	<p>✓ <b>Principle met</b> No mature trees exist on the original site.</p>
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	<p>✓ <b>Principle met</b> Landscaping within the front setback softens the built form from the street.</p>
	Ensure that landscaping also addresses the Safety Design Principles.	<p>✓ <b>Principle met</b></p>
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	<p>✓ <b>Principle met</b> Canopy trees have substantial space for future growth within the setbacks and open spaces of each dwelling.</p>
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	<p>✓ <b>Principle met</b></p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	<b>✓ Principle met</b>
Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	<b>✓ Principle met</b> Frontage width is less than 17 metres, and the existing crossover is proposed to be retained (and modified).
	On-site car parking should be: <ul style="list-style-type: none"> <li>Well integrated into the design of the building,</li> <li>Generally hidden from view or appropriately screened where necessary,</li> <li>Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.</li> </ul>	<b>✓ Principle met</b> On-site car parking is well-designed within the development and does not dominate the built form.
	Where car parking is located within the front setback it should be: <ul style="list-style-type: none"> <li>Fully located within the site boundary; and</li> <li>Capable of fully accommodating a vehicle between a garage or carport and the site boundary.</li> </ul>	<b>Not applicable</b> No car parking provided within the front setback.
	Developments with basement car parking should consider flooding concerns where applicable.	<b>Not applicable</b>
Setbacks, front boundary and width	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	<b>✓ Principle met</b> No front fence is proposed.
	Maintain the apparent frontage width pattern.	<b>✓ Principle met</b> The apparent front width pattern is maintained.
	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	<b>✓ Principle met</b> No front fence is proposed. Front setback landscaping will be viewed from the streetscape.



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	<p>✓ <b>Principle met</b> No front fence is proposed.</p>
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	<p>✓ <b>Principle met</b> Secluded private open space areas of each dwelling are considered to be of good quality, useable and directly accessible from the main living areas.</p>
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	<p>✓ <b>Principle met</b> Ground level SPOS areas are able to accommodate domestic services and landscaping.</p>
	Private open space should be positioned to maximise solar access.	<p>✓ <b>Principle met</b> The private open space areas are positioned to receive appropriate solar access.</p>
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	<p>✓ <b>Principle met</b> Upper floors of Dwellings 1 and 2 slightly encroach into the SPOS. Dwelling 1 upper floor encroaches over the SPOS a maximum of 0.9 metres. The Dwelling 2 upper floor encroaches over the SPOS by a maximum of 0.7 metres. This is considered acceptable as the SPOS is located to the northwest, and the upper floor encroachment does not significantly affect the solar access or the amenity of the space.</p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	<b>✓ Principle met</b> Upper levels of proposed dwellings do not encroach over the SPOS of a separate lower-level dwelling.
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: <ul style="list-style-type: none"> <li>Using similarly proportioned roof forms, windows, doors, and verandahs, and</li> <li>Maintaining the proportion of wall space to windows and door openings.</li> </ul>	<b>✓ Principle met</b>
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	<b>Not applicable</b> No balconies are proposed.
	The development of new dwellings to the rear of existing retained dwellings is discouraged where: <ul style="list-style-type: none"> <li>The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or</li> <li>The retention of the existing dwelling detracts from the identified future character.</li> </ul>	<b>Not applicable</b> The existing dwelling is not proposed to be retained.
	On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by: <ul style="list-style-type: none"> <li>Not exceeding the height of the neighbouring significant building;</li> <li>Minimising the visibility of higher sections of the new building; and</li> <li>Setting higher sections back at least the depth of one room from the frontage.</li> </ul>	<b>Not applicable</b> There are no adjacent heritage sites and/or buildings.
Site Design	Residential development should:	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.	<p>✓ <b>Principle met</b></p> <p>The proposal responds well to the interfaces of the adjoining properties by presenting appropriate setbacks from the side and rear boundaries for all Dwellings.</p> <p>The proposal also results in minimal overshadowing to the adjoining properties, well within the requirements of the Standard.</p> <p>As demonstrated within the Clause 55 Assessment, the proposal provides for a high level of compliance with all Objectives and Standards of Clause 55.</p>
	Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance	<p>✓ <b>Principle met</b></p> <p>The development maximises thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance.</p>
	Ensure that building height, massing articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening.	<p>✓ <b>Principle met</b></p> <p>The maximum overall height across the dwellings is 7.106 metres, well within the requirements of the General Residential Zone Schedule 1 of 11 metres.</p> <p>Furthermore, appropriate screening measures have been incorporated to minimise potential for overlooking, whilst also providing an appropriate level of amenity for future occupants.</p>
	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	<p>✓ <b>Principle met</b></p> <p>Sufficient setbacks from the site, front and rear boundaries will accommodate the future growth of landscaping and trees.</p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	Provide suitable storage provisions for the management of operational waste	<p>✓ <b>Principle met</b> Suitable storage provisions have been provided for the management of waste.</p> <p>✓ <b>Principle met</b> Future residents will be able to walk and cycle from the site.</p>
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	
Materials & Finishes	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ <b>Principle met</b> The materials and finishes proposed are suitable for residential use and purposes.</p>
	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ <b>Principle met</b> Commercial or industrial style building materials and finishes are not proposed to be used.</p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces, and excessive repetitive use of materials.	<p>✓ <b>Principle met</b> The development generally avoids using an unreasonable extent of rendered cement sheeting, unarticulated surfaces or the excessive repetition of materials.</p>
	Use a consistent simple palette of materials, colours, finishes and architectural detailing.	<p>✓ <b>Principle met</b> The proposed development uses a simple palette of materials and colours.</p>
Domestic services normal to a	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	<p>✓ <b>Principle met</b> The proposed materials can reasonably be expected to endure for the life of the buildings.</p>
	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

dwelling and Building services	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	<p>✓ <b>Principle met</b> Domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.</p>
	Be designed to avoid the location of domestic and building services: <ul style="list-style-type: none"> <li>• Within secluded private open space areas, including balconies; and</li> <li>• Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</li> </ul>	<p>✓ <b>Principle met</b> The domestic and building services of Dwellings 2 and 3 are located outside the primary area of SPOS.  Dwelling 1 domestic and building services are located within the primary area of SPOS, however the proposed location cannot be avoided.</p>
Internal Amenity	Residential development should:	
	Ensure that dwelling layouts have connectivity between the main living area and private open space.	<p>✓ <b>Principle met</b> The proposal shows connectivity between the secluded private open spaces and the living areas for each dwelling.</p>
	Be designed to avoid reliance on borrowed light to habitable rooms.	<p>✓ <b>Principle met</b> No habitable rooms within the development rely on borrowed light.</p>
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	<p>✓ <b>Principle met</b> Habitable room windows have been designed and located to reduce the need for excessive screening.</p>
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	<p>✓ <b>Principle met</b> No reverse living is proposed.</p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 22.09-3.3 Design principles for Incremental Change Areas – General Residential Zone (GRZ)**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Preferred housing type</b>	The preferred housing type for the Incremental Change Area is medium density.	<b>✓ Principle met</b> The proposal provides medium density housing, proposing three (3) dwellings on the site. This is considered to be a density which is in accordance with the policy requirements for the incremental change area.
<b>Building Height</b>	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level.	<b>✓ Principle met</b> Maximum height is double storey.
<b>Landscaping</b>	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	<b>✓ Principle met</b> Substantial landscaping has been proposed, with canopy trees in the front setbacks, as well as in the SPOS of each dwelling.
<b>Setbacks, front boundary and width</b>	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.	<b>✓ Principle met</b> The parking, paving and car access within the front setback is limited and will provide the opportunity to maximise soft landscaping. Garages are located behind the line of the front dwelling.
<b>Private open space</b>	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	<b>✓ Principle met</b> The SPOS areas have been located to the rear/side of each dwelling, preventing the need for excessive screening or high fencing.
<b>Bulk &amp; Built Form</b>	Residential development should:	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	<p>✓ <b>Principle met</b></p> <p>The built form respects the existing scale by proposing double storey built form with appropriate setbacks from the rear and side boundaries.</p>
	Provide separation between dwellings at the upper level;	<p>✓ <b>Principle met</b></p> <p>There is separation between Dwellings 1, 2 and 3 at the upper level, with a minimum separation of 2.2 metres between the upper floors.</p> <p>It is noted that the separation between Dwelling 2 and Dwelling 3 eaves provide a separation of 1.3 metres, this is considered appropriate as the upper floor components provide adequate separation along the length of the subject site breaking up the bulk of the built form.</p>
	Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;	<p>✓ <b>Principle met</b></p> <p>The proposal retains the spine of open space at the rear due to the appropriate setbacks provided and responds to the open space of the adjoining property to the northeast and southeast.</p>
	Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.	<p>✓ <b>Principle met</b></p> <p>Dwelling 3 is proposed to be double storey construction, located to the rear of the subject lot. This is considered appropriate as Dwelling 3 provides sufficient setbacks to the side and rear, with opportunities for substantial landscaping.</p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	<p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> <li>• The visual impact of the building bulk does not adversely affect the identified future character of the area;</li> <li>• Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;</li> <li>• The building bulk does not adversely affect the planting and future growth of canopy trees to maturity;</li> <li>• Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;</li> <li>• Upper storey components are well recessed from adjoining sensitive interfaces.</li> </ul>	<p><b>✓ Principle met</b></p> <p>The proposal is considered appropriate as the upper floors of all dwellings are generally small in size, well setback from all boundaries and provide good separation of between 2.2 metres between each dwelling and as such do not create visual bulk across the site.</p> <p>Dwelling 3 is proposed to be a double storey dwelling to the rear. This is considered appropriate as the first-floor component provides adequate recession from the ground floor footprint and is appropriately setback from sensitive interfaces particularly along the northeast and southeast boundaries. A 5.8 metre setback is provided at first floor level to the northeast, and a 4 metre setback provided to the southeast. Whilst a setback of 2 metres is provided to the northwest, this abuts a garage built to the boundary on the adjoining property, limiting any impacts this built form would have to the adjoining property.</p> <p>There is sufficient capacity for landscaping along the ground level side and rear setback to assist in softening the built form and overshadowing of the proposal does not adversely affect the amenity of the adjoining properties. It is therefore considered that the spine of open space along the rear of the property is provided for, particularly taking into consideration the neighbouring property to the northwest which provides a larger footprint of built form within the rear of the property.</p>
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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**

<p>Overall, the built form of the development is an appropriate response to the context of the site with reasonable ground and first floor setbacks. A variation of materials including face brickwork and render are provided at ground floor level, with render, horizontal weatherboards and cladding provided at first floor level, resulting in a high-level visual interest to the built form.</p> <p>The upper storey components are adequately recessed, with the visual interest consistent with the character of the area. It is therefore considered that the visual impact of the first floor of Dwelling 3 does not adversely affect the identified future character of the area.</p> <p>It is also demonstrated throughout the Clause 55 assessment that the proposal will not result in overlooking or overshadowing impacts and that the proposal complies with the requirements of the relevant Standard.</p> <p>Furthermore, the footprint of the first floor for Dwelling 3 is modest, providing two (2) bedrooms and two (2) bathrooms only, with the setbacks (as detailed earlier) to the sensitive interfaces to the northeast and southeast being 5.8 and 4 metres respectively. This is considered to further limit any potential for amenity impacts to adjoining properties.</p> <p>The double storey dwelling to the rear is therefore considered, in this instance, to be an acceptable outcome for the site.</p>	
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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	<b>✓ Principle met</b> All dwellings provide for appropriate variation of materials.
Residential development should be well articulated through the use of contrast, texture, variation in forms, materials and colours.	

*Note: Other requirements also apply. These can be found at the schedule to the applicable zone.*



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING – NO. 15 PAMELA STREET, NOBLE PARK (PLANNING  
APPLICATION NO. PLN22/0227)**

**ATTACHMENT 4**

**CLAUSE 52.06 ASSESSMENT**

**PAGES 6 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5309.*



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Assessment Table - Clause 52**

**Clause 52.06-9 Design standards for car parking**

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.  
Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must: • Be at least 3 metres wide.	✓ <b>Standard met</b> The proposed accessway has a minimum width of 3 metres.
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	✓ <b>Standard met</b>
	• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	✓ <b>Standard met</b>
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ <b>Standard met</b> No apparent obstructions
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	✓ <b>Standard met</b> The accessway serves five (5) cars and each vehicle is able to exit the site in a forwards direction.
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	N/A Accessway will not serve ten or more car parking spaces.
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	✓ <b>Standard met</b> No obstructions are shown on the plans that are higher than 900 mm.
	If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	N/A Accessway is not from land in a Road Zone
	If entry to the car space is from a road, the width of the accessway may include the road.	✓ <b>Standard met</b>

*If the details of the attachment are unclear please contact Governance on 8571 5309.*

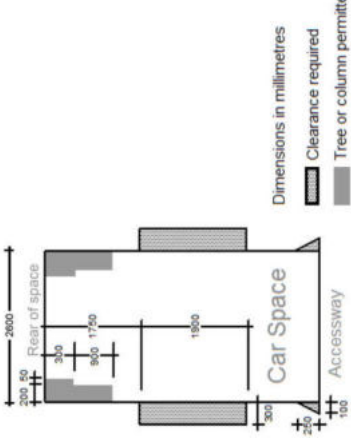


**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

Design standard 2 – Car parking spaces	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p><b>Table 2: Minimum dimensions of car parking spaces and accessways</b></p> <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	✓ Standard met
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

<p><b>✓ Standard met</b></p> <p>The car parking requirements regarding clearance are met. No encroachment on the car spaces are evident.</p>	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> <li>• A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.</li> <li>• A structure, which may project into the space if it is at least 2.1 metres above the space.</li> </ul> <p><b>Diagram 1 Clearance to car parking spaces</b></p>  <p>Dimensions in millimetres</p> <p>Clearance required</p> <p>Tree or column permitted</p>	<p><b>✓ Standard met</b></p> <p>Single garage for Dwellings 2 and 3 are dimensioned at a minimum 4.02m x 7m.</p> <p>The Dwelling 1 double garage is dimensioned at a minimum 7 m x 6.05m.</p>	<p><b>Not applicable</b></p>	<p><b>✓ Standard met</b></p> <p>Four (4) out of five (5) car parking spaces are undercover.</p>	<p><b>✓ Standard met</b></p>
	<p>Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.</p>	<p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p>	<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>	<p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

<b>Design standard 3: Gradients</b>	Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.	N/A No ramps provided in proposal.												
	Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.	<b>Not applicable</b>												
	<p><b>Table 3: Ramp gradients</b></p> <table> <tr> <th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr> <tr> <td rowspan="2">Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr> <tr> <td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr> <tr> <td rowspan="2">Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr> <tr> <td>longer than 20 metres</td><td>1:5 (20%)</td></tr> </table> <p>Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.</p> <p>Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.</p>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)	longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)	longer than 20 metres	1:5 (20%)
Type of car park	Length of ramp	Maximum grade												
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	longer than 20 metres	1:6 (16.7%)												
Private or residential car parks	20 metres or less	1:4 (25%)												
	longer than 20 metres	1:5 (20%)												
<b>Design standard 4: Mechanical parking</b>	Mechanical parking may be used to meet the car parking requirement provided:	<b>Not applicable</b>												
	<ul style="list-style-type: none"> <li>At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</li> </ul>	<b>Not applicable</b>												
	<ul style="list-style-type: none"> <li>Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.</li> </ul>	<b>Not applicable</b>												
<b>Design standard 5: Urban design</b>	<ul style="list-style-type: none"> <li>The design and operation is to the satisfaction of the responsible authority.</li> </ul>	<b>Not applicable</b>												
	Ground level car parking, garage doors and accessways must not visually dominate public space.	<p>✓ <b>Standard met</b></p> <p>The garages for all dwellings are appropriately designed into the built form, and recessed from the front of the site, therefore does not dominate the public space or streetscape.</p>												



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ <b>Standard met</b> The garages for all dwellings are designed and sufficiently recessed into the built form from the front of the site.
	Design of car parks must take into account their use as entry points to the site.	✓ <b>Standard met</b>
	Design of new internal streets in developments must maximise on street parking opportunities.	✓ <b>Standard met</b>
<b>Design standard 6: Safety</b>	Car parking must be well lit and clearly signed.	✓ <b>Standard met</b> Sensor lighting is provided to each garage.
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ <b>Standard met</b>
	Pedestrian access to car parking areas from the street must be convenient.	✓ <b>Standard met</b>
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓ <b>Standard met</b>
	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ <b>Standard met</b> Adequate space for landscaping to either side of the accessway.
<b>Design standard 7: Landscaping</b>	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ <b>Standard met</b>
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	✓ <b>Standard met</b>



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 15 PAMELA STREET, NOBLE  
PARK (PLANNING APPLICATION NO. PLN22.0227)**

**ATTACHMENT 5**

**CLAUSE 55 ASSESSMENT**

**PAGES 44 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)**

**Clause 55.02-1 Neighbourhood character objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B1</b>	The design response must be appropriate to the neighbourhood and the site.	<p><b>✓ Standard met</b></p> <p>The design response has considered the site circumstances, existing neighbourhood character and preferred character envisaged under the local policy Clause 22.09.</p> <p>See Clause 22.09 assessment (Attachment 3) for further discussion</p>
<b>Decision Guidelines</b>	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	<p><b>✓ Standard met</b></p> <p>See Clause 22.09 assessment (Attachment 3) for further discussion.</p>
	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The neighbourhood and site description.	
<b>Objectives</b>	The design response.	
	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.	
	To ensure that development responds to the features of the site and the surrounding area.	<p><b>✓ Objective met</b></p>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.02-2 Residential policy objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B2</b>	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the PPF and the LPPF, including the MSS and local planning policies.	<b>Standard met</b> The application was accompanied by a written statement assessing the proposal against the relevant planning policy, including Clause 22.09 - Residential Development and Neighbourhood Character Policy, and Clause 55 - Two or More Dwellings on a Lot of the Greater Dandenong Planning Scheme.
<b>Decision Guidelines</b>	The PPF and the LPPF including the MSS and local planning policies. The design response.	
<b>Objectives</b>	To ensure that residential development is provided in accordance with any policy for housing in the PPF and the LPPF, including the MSS and local planning policies. To support medium densities in areas where development can take advantage of public and community infrastructure and services.	<b>Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.02-3 Dwelling diversity objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B3</b>	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> <li>• Dwellings with a different number of bedrooms.</li> <li>• At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	<b>Not Applicable</b> Three dwellings proposed.
<b>Objective</b>	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	<b>Objective met</b> ✓



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.02-4 Infrastructure objectives**

Standard (Summarised)		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>  <b>Standard B4</b>	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	<b>✓ Standard met</b> The site is located in an existing residential area and will be able to be connected to reticulated services.
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	<b>✓ Standard met</b> The development will not unreasonably exceed the capacity of services.
	In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	<b>✓ Standard met</b> Area is within an established residential zone (General Residential Zone, Schedule 1). There is no concern regarding the ability for the existing infrastructure to cope with the addition of two (2) dwellings (resulting in three (3) dwellings in total on the site).
<b>Decision Guidelines</b>	The capacity of the existing infrastructure.	
	In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970. If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.	
<b>Objectives</b>	To ensure development is provided with appropriate utility services and infrastructure.	<b>✓ Objective met</b>
	To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.02-5 Integration with the street objective**

Title & Objective		Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B5</b>		Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ <b>Standard met</b> The dwellings have shared vehicular and pedestrian access via a common accessway.
		Developments should be oriented to front existing and proposed streets.	✓ <b>Standard met</b> Dwelling 1 oriented to front Pamela Street. Dwelling 2 and 3 oriented to face the internal driveway.
		High fencing in front of dwellings should be avoided if practicable.	✓ <b>Standard met with conditions</b> A low-level retaining wall is proposed – maximum height is unclear and is requested to be detailed via condition 1 plans.
		Development next to existing public open space should be laid out to complement the open space.	✓ <b>Standard met</b> The subject site does not adjoin any public open space.
<b>Decision Guidelines</b>		Any relevant urban design objective, policy or statement set out in this scheme.	
		The design response.	
<b>Objective</b>		To integrate the layout of development with the street.	✓ <b>Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.03-1 Street setback objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA															
<b>Standard B6</b>	<p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li>If no distance is specified in a schedule to the zone, the distance specified in Table B1.</li> </ul> <p>Porches, pergolas, and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard</p> <p><b>RGZ &amp; GRZ3: 5 metres or as per Table B1, whichever is the lesser.</b></p> <p><b>GRZ 1 &amp; 2: 7.5 metres or as per Table B1, whichever is the lesser.</b></p> <p><b>NRZ: As per Table B1.</b></p> <p>Table B1 Street setback</p> <table border="1"> <thead> <tr> <th>Development context</th><th>Minimum setback from front street (metres)</th><th>Minimum setback from a side street (metres)</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td><td>Not applicable</td></tr> <tr> <td>The site is on a corner.</td><td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td><td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td></tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable	The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	<p><b>Standard met</b></p> <p>GRZ1 per table B1, whichever the lesser</p> <p>There is an existing building on the abutting allotments facing the same street (Pamela Street) and the subject site is not on a corner.</p> <p>The street setback of the adjoining properties No. 17 Pamela Street is 3.1m, and No. 17/13 Pamela Street is 7.3m.</p> <p>The average of the front setbacks is therefore 5.2 metres.</p> <p>It is noted on the plans that the front setback for No. 17 Pamela is taken on the angle (as this is a curved frontage), had this setback been taken directly southwest to the street, the front setback would have been 4.7 metres, resulting in the average of the front setbacks being 6 metres.</p> <p>Therefore, a minimum street setback of 5.2 metres is required (as per Standard B6 variation outlined in the GRZ1 Schedule).</p> <p>The proposed street setback is 7.4 metres to Dwelling 1 which complies with the Standard.</p> <p>It is also noted that had the greater setback been utilised for the front setback of No. 17 Pamela Street, that the proposal would continue to comply with the setback requirement of 6 metres.</p> <p><b>COMPLIES</b></p>
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)															
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable															
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable															
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable															
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.															



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme.		
	The design response.		
	Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.		
	The visual impact of the building when viewed from the street and from adjoining properties.		
	The value of retaining vegetation within the front setback.		
<b>Objective</b>	To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.		✔ <b>Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.03-2 Building height objective**

Standard (Summarised)		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>		
<b>Standard B7</b>	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p><b>RGZ:</b> 13.5 metres <b>discretionary maximum</b> (refer Clause 32.07-8 for details)</p> <p><b>GRZ:</b> 11 metres / 3 storeys <b>mandatory maximum</b> (refer Clause 32.08-9)</p> <p><b>NRZ:</b> 9 metres / 2 storeys <b>mandatory maximum</b> (refer Clause 32.09-9)</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p><b>Standard met</b></p> <p>The development has a maximum height of 7.106 metres at any point (less than 11 metres and 3 storeys mandatory maximum for GRZ1) and two (2) storeys.</p>
<b>Decision Guidelines</b>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p>	<p><b>Standard met</b></p> <p>The development of three double storey dwellings provides appropriate stepping down to the ground floor below, providing an appropriate transition to the single storey dwellings on abutting allotments.</p>
<b>Objective</b>	To ensure that the height of buildings respects the existing or preferred neighbourhood character	<b>Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.03-3 Site coverage objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B8</b>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> <li>The maximum site coverage specified in a schedule to the zone, or</li> <li>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li> </ul> <p><b>RGZ1: 70%</b> <b>RGZ2: 70%</b></p> <p><b>GRZ1: 60% (none specified)</b> <b>GRZ2: 60% (none specified)</b> <b>GRZ3: 70%</b> <b>NRZ1: 50%</b></p>	<p><b>Standard met</b></p> <p>Site Coverage is 283.9 square metres or 39.52%, this is less than the GRZ1 maximum allowed of 60%.</p>
<b>Decision Guidelines</b>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	
<b>Objective</b>	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	<b>Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.03-4 Permeability and stormwater management objectives**

Standard (Summarised)		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>		
<b>Standard B9</b>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> <li>The minimum areas specified in a schedule to the zone, or</li> <li>If no minimum is specified in a schedule to the zone, 20 per cent of the site.</li> </ul> <p><b>RGZ1: 20%</b> <b>RGZ2: 20% (none specified)</b></p> <p><b>GRZ1: 30%</b> <b>GRZ2: 20% (none specified)</b> <b>GRZ3: 20% (none specified)</b></p> <p><b>NRZ1: 40%</b></p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> <li>Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</li> <li>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li> </ul>	<p><b>Standard met</b></p> <p>Permeability is 272.4 square metres or 37.92%, this is compliant with the GRZ1 minimum requirement of 30%.</p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The capacity of the site to incorporate stormwater retention and reuse.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p> <p>Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.</p>	
<b>Objectives</b>	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater</p>	<p><b>Objective met</b></p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.03-5 Energy efficiency objectives**

<b>Title &amp; Objective</b>		<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B10</b>		Buildings should be: <ul style="list-style-type: none"> <li>Oriented to make appropriate use of solar energy.</li> <li>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> <li>Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</li> </ul> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p>	<b>Standard met</b> <p>Where practicable, the proposed dwellings are oriented to take advantage of solar energy, the development has been sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</p>
			<b>Standard met</b> <p>Dwelling 1 have located their SPOS and living areas to the side of the dwelling with good access to northern light.  Dwelling 2 have located their SPOS and living areas to the side of the dwelling with good access to northern light.  Dwelling 3 have located their living areas and SPOS to the rear of the dwelling with good access to northern light.</p>
		Developments should be designed so that solar access to north-facing windows is maximised.	<b>Standard met</b> <p>Dwelling 1 and 2 provide northwest facing windows and Dwelling 3 provides northeast facing windows.</p>
<b>Decision Guidelines</b>	The design response.		
	The size, orientation and slope of the lot.		
	The existing amount of solar access to abutting properties.		
	The availability of solar access to north-facing windows on the site.		
	The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.		
	Whether the existing rooftop solar energy system on an adjoining lot is appropriately located		
	The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.		
<b>Objectives</b>	To achieve and protect energy efficient dwellings and residential buildings.		<b>Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.03-6 Open space objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B11</b>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>• Be substantially fronted by dwellings, where appropriate.</li> <li>• Provide outlook for as many dwellings as practicable.</li> <li>• Be designed to protect any natural features on the site.</li> <li>• Be accessible and useable.</li> </ul>	<p><b>Not applicable</b></p> <p>No public or communal open space provided on site.</p>
<b>Decision Guidelines</b>	<p>Any relevant plan or policy for open space in the PPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p>	
<b>Objective</b>	<p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>✓ <b>Objective met</b></p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.03-7 Safety objective**

<b>Standard (Summarised)</b>		<b>Standard Met/Standard Not Met/NA</b>
<b>Title &amp; Objective</b>  <b>Standard B12</b>	Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	<b>Standard met</b> The entrance to Dwelling 1 is visible from Pamela Street The entrances to Dwellings 2 and 3 are visible from the internal driveway
	Planting which creates unsafe spaces along streets and accessways should be avoided.	<b>Standard met</b> The application does not propose any planting which would create unsafe spaces along Pamela Street or the common accessway.
	Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	<b>Standard met</b> The development provides bollard lighting along the internal accessway as well as sensor lighting at the garages, resulting in appropriate surveillance of car park spaces.
	Private spaces within developments should be protected from inappropriate use as public thoroughfares.	<b>Standard met</b> Private spaces are fenced or delineated by buildings.
	The design response.	
<b>Decision Guidelines</b>		
<b>Objectives</b>	To ensure the layout of development provides for the safety and security of residents and property.	<b>Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.03-8 Landscaping objectives**

Standard (Summarised)		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>  <b>Standard B13</b>	The landscape layout and design should: <ul style="list-style-type: none"> <li>• Protect any predominant landscape features of the neighbourhood.</li> <li>• Take into account the soil type and drainage patterns of the site.</li> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> </ul>	<b>✓ Standard met</b> A landscape plan which demonstrates that appropriate planting can be provided, has been submitted which demonstrates suitable landscaping and canopy tree planting throughout the site.
	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.	<b>✓ Standard met</b> There are no existing trees on site.
	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made	N/A
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.	<b>✓ Standard met</b> A landscape plan which demonstrates that appropriate planting can be provided, has been submitted which demonstrates suitable landscaping and canopy tree planting throughout the site.
	Development should meet any additional landscape requirements specified in a schedule to the zone. <b><i>All schedules to all residential zones:</i></b> <b><i>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</i></b>	<b>✓ Standard met</b> Total front setback area is 101.2 metres <sup>2</sup> . 72 square metres is set aside for landscaping. Therefore, the proposal has set aside 71.1% of the ground level front setback for landscaping.  This complies with the 70% landscape requirements.
<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	Any relevant plan or policy for landscape design in the PPF and the LPPF, including the MSS and local planning policies.	
	The design response.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

<b>Objectives</b>	The location and size of gardens and the predominant plant types in the neighbourhood.	<b>Objective met</b> ✓
	The health of any trees to be removed.	
	Whether a tree was removed to gain a development advantage.	
	To encourage development that respects the landscape character of the neighbourhood.	
	To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.	
	To provide appropriate landscaping.	
	To encourage the retention of mature vegetation on the site.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.03-9 Access objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B14	The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"><li>• 33 per cent of the street frontage, or</li><li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li></ul>	<b>✓ Standard met</b> Southwest frontage = 15.24 metres Provided Accessway = 3 metres proposed = 19.68% of the frontage is dedicated to accessways. Complies with the standard of less than 40%
	No more than one single-width crossover should be provided for each dwelling fronting a street.	<b>✓ Standard met</b> The crossover is proposed to be retained and modified.
	The location of crossovers should maximise retention of on-street car parking spaces.	<b>✓ Standard met</b> The proposal will not result in changes to the existing level of on-street car parking.
	The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.	<b>✓ Standard met</b> Pamela Street is not a TP22 or TP23
	Developments must provide for access for service, emergency and delivery vehicles.	<b>✓ Standard met</b> The proposed accessway provides a minimum width of 3 metres and would be accessible for emergency and delivery vehicles
Decision Guidelines	The design response.	
	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	
Objectives	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	<b>✓ Objective met</b>



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
(Cont.)**


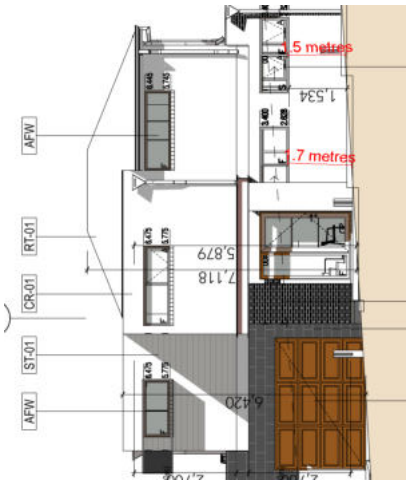
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**Clause 55.03-10 Parking location objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B15</b>	Car parking facilities should: <ul style="list-style-type: none"><li>• Be reasonably close and convenient to dwellings and residential buildings.</li><li>• Be secure.</li><li>• Be well ventilated if enclosed.</li></ul>	<b>✓ Standard met</b> Proposed garages are well connected and integrated into the design of the site and will allow safe and efficient movement on and off the site



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	<p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p><b>✓ Standard met</b></p> <p>Dwelling 1 provides habitable room windows located to front Pamela Street and the internal driveway, both HRW sill heights are above 1.4 metres.</p>  <p>Dwelling 2 provides HRW along the internal driveway, both HRW sill height are above 1.4 metres.</p> 
<p><b>Decision Guidelines</b></p>	<p>The design response.</p>	
<p><b>Objectives</b></p>	<p>To provide convenient parking for residents and visitors vehicles.</p>	<p><b>✓ Objective met</b></p>

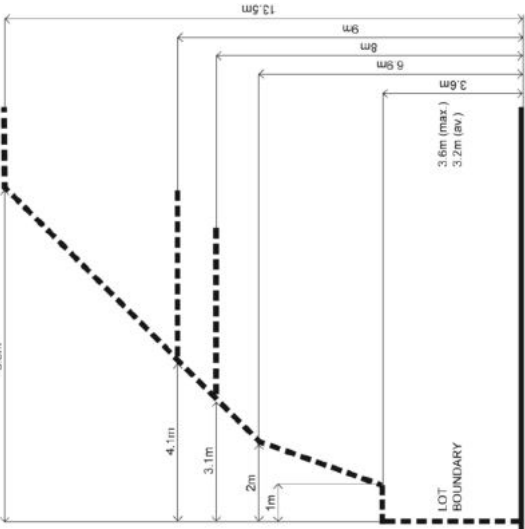


To protect residents from vehicular noise within developments.



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.04-1 Side and rear setbacks objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B17	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li>If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul> <p><b>Diagram B1 Side and rear setbacks</b></p> 	<p><b>Standard met</b></p> <p>Minimum setback distances from boundaries (encompasses all dwellings).</p> <p>Southwest (frontage) Ground floor: 7.4 metres First floor: 7.5 metres</p> <p>Southeast Ground floor: 0 metres First floor: 3.9 metres</p> <p>Northwest Ground floor: 0 metres First floor: 2 metres</p> <p>Northeast (rear) Ground floor: 1.8 metres First floor: 5.8m</p>
	<p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	
<b>Decision</b>	Any relevant neighbourhood character objective, policy or statement set out in this	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

<b>Guidelines</b>	scheme.	
	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
	Whether the wall abuts a side or rear lane.	
<b>Objectives</b>	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	<p>✓ <b>Objective met</b></p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.04-2 Walls on boundaries objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B18</b>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> <li>• For a length of more than the distance specified in the schedule to the zone; or</li> <li>• If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> <li>- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</li> </ul> </li> </ul> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p>	<p><b>Standard met</b></p> <p><b>Northwest side boundary</b> – length of boundary is 47.37 metres = 19.34 metres of wall on the boundary permitted.</p> <p>Garage 1 and 2 and Dwelling 3 combined provides 16.865 metres of wall on the boundary</p> <p><b>Southeast side boundary</b> – length of boundary is 46.91 metres = 19.23 metres of wall on the boundary permitted.</p> <p>Garage 3: 6.6 metres of wall on the boundary</p> <p>The proposed Development complies with the length of wall on the boundary requirement.</p> <p><b>Not applicable</b></p> <p><b>Standard met</b></p> <p>No other structure within 200mm from a boundary</p>



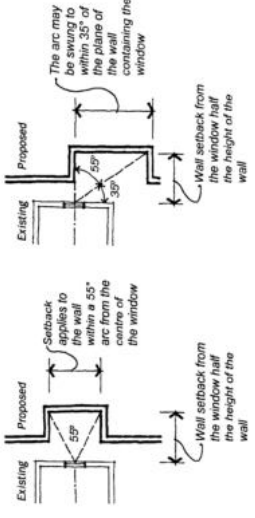
**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	<p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p><b>✓ Standard met</b>  <b>Northwest side boundary – Dwelling 1, garage</b>  Average height = 2.93 m  <b>Northwest side boundary – Dwelling 2, garage</b>  Average height = 2.85 m  <b>Northwest side boundary – Dwelling 3</b>  Average height = 2.75 m  <b>Southeast side boundary - Dwelling 3, garage 3</b>  Average height = 2.7 m  All walls on boundaries comply with the standard as no part is higher than 3.6 metres, and the average height is less than 3.2 metres.  Complies</p>
<b>Decision Guidelines</b>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The extent to which walls on boundaries are part of the neighbourhood character.</p> <p>The impact on the amenity of existing dwellings.</p> <p>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</p> <p>The orientation of the boundary that the wall is being built on.</p> <p>The width of the lot.</p> <p>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</p> <p>Whether the wall abuts a side or rear lane.</p> <p>The need to increase the wall height to screen a box gutter.</p>	
<b>Objectives</b>	<p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p><b>✓ Objective met</b></p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.04-3 Daylight to existing windows objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B19</b>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Diagram B2 Daylight to existing windows</p>  <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p><b>Standard met</b> All existing habitable room windows adjoining the subject lot are provided with an area greater than 3sqm and a minimum dimension of 1 metre clear to the sky. COMPLIES</p> <p><b>Standard met</b> All proposed walls are sufficiently setback to comply with this standard</p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</p> <p>The impact on the amenity of existing dwellings.</p>	
<b>Objective</b>	To allow adequate daylight into existing habitable room windows.	<b>Objective met</b>



**Clause 55.04-4 North-facing windows objective**

The design response.

Existing sunlight to the north-facing habitable room window of the existing dwelling.



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227)  
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	The impact on the amenity of existing dwellings.	
<b>Objective</b>	To allow adequate solar access to existing north-facing habitable room windows.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

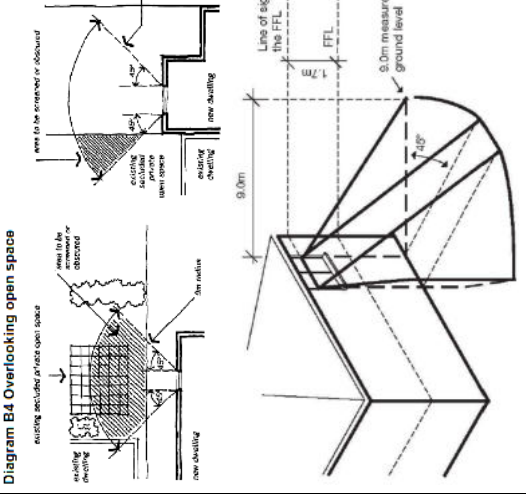
**Clause 55.04-5 Overshadowing open space objective**

Standard (Summarised)		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>		
<b>Standard B21</b>	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.	<p><b>Standard met</b></p> <p>The shadow diagrams from 9am – 3pm on September 22nd show minimal overshadowing to the adjacent property to the southeast of the subject site (No. 17 Pamela Street).</p> <p>The shadow diagrams show compliance with Standard B21. The adjoining property to the south will still gain substantial solar access to the front and rear private open space areas, maintaining at least 40 square metres, with a minimum dimension of 3 metres of sunlight from 9am – 3pm on September 22nd.</p> <p><b>N/A</b></p>
<b>Decision Guidelines</b>	<p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p> <p>The design response.</p> <p>The impact on the amenity of existing dwellings.</p> <p>Existing sunlight penetration to the secluded private open space of the existing dwelling.</p> <p>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</p> <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	
<b>Objective</b>		



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.04-6 Overlooking objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B22</b>	<p>A habitable room window, balcony, terrace, deck, or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p><b>Diagram B4 Overlooking open space</b></p> 	<p><b>Standard met</b></p> <p>The proposal addresses overlooking by providing highlight windows, with a sill height a minimum of 1.7 metres above the FFL, to all first-floor habitable room windows to the southeast and northwest.</p> <p>To the first-floor habitable room windows which face northeast, the proposal has provided obscure glazing up to 1.7 metres above the FFL.</p> <p>These measures ensure compliance with Standard B22 Overlooking.</p> <p>The proposal complies with the overlooking standard of Clause 55 and it is therefore considered that the proposal will not present unreasonable overlooking into the neighbouring properties.</p>
	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>• Have sill heights of at least 1.7 metres above floor level.</li> <li>• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>• Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul>	<p><b>Standard met</b></p> <p>As above.</p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	Obscure glazing in any part of the window below 1.7 metres above floor level may be operable provided that there are no direct views as specified in this standard.	✓ <b>Standard met</b>
	Screens used to obscure a view should be: <ul style="list-style-type: none"> <li>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>• Permanent, fixed, and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul>	✓ <b>Standard met</b> No screens proposed.
	The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ <b>Standard met via conditions</b> Northwest boundary fence is 1.8 metres high Southeast boundary fence is 1.7 metres high. The northeast boundary fence is currently not annotated, this is to be detailed via a condition 1 requirement of any permit to issue.
<b>Decision Guidelines</b>	The design response.	
	The impact on the amenity of the secluded private open space or habitable room window.	
	The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.	
	The internal daylight to and amenity of the proposed dwelling or residential building.	
<b>Objective</b>	To limit views into existing secluded private open space and habitable room windows.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.04-7 Internal views objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B23</b>	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	<b>Standard met</b> There are no windows or balconies which have internal views of the secluded private open space of a lower-level dwelling directly below and within the same development.
<b>Decision Guidelines</b>	The design response.	
<b>Objective</b>	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.04-8 Noise impacts objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B24</b>	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	<b>Standard met</b> No noise generating sources (such as mechanical plant equipment) are located near bedrooms of adjoining existing dwellings.
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.	<b>Standard met</b> There are no relevant noise sources on the adjoining properties. Immediately adjoining properties are used for residential purposes
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	<b>Standard met</b> The site is not located close to busy roads or industry.
<b>Decision</b>	The design response.	
<b>Guidelines Objectives</b>	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.05-1 Accessibility objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B25</b>	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	<b>✓ Standard met</b> The proposed dwellings include a small step, easily accessible to people with limited mobility or made easily accessible if necessary.
<b>Objective</b>	To encourage the consideration of the needs of people with limited mobility in the design of developments.	<b>✓ Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.05-2 Dwelling entry objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B26</b>	<p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> <li>• Be visible and easily identifiable from streets and other public areas.</li> <li>• Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul>	<p><b>Standard met</b></p> <p>The entry to each dwelling is easily identifiable from the street and provides shelter and a sense of personal address.</p>
<b>Objective</b>	To provide each dwelling or residential building with its own sense of identity.	<p><b>Objective met</b></p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.05-3 Daylight to new windows objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B27</b>	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> <li>• An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> <li>• A verandah provided it is open for at least on third of its perimeter, or</li> <li>• A carport provided it has two or more open sides and is open for at least on third of its perimeter.</li> </ul>	<p><b>Standard met</b></p> <p>All new windows face an outdoor space clear to sky with a minimum area of 3sqm and a minimum dimension of 1 metre.</p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>Whether there are other windows in the habitable room which have access to daylight.</p>	
<b>Objective</b>	<p>To allow adequate daylight into new habitable room windows.</p>	<p><b>Objective met</b></p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.05-4 Private open space objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<p><b>Standard B28</b></p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p><u>RGZ1:</u> <i>None specified</i></p> <p><u>RGZ2:</u> <i>"As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room."</i></p> <p><u>GRZ1:</u> <i>"An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p> <p><u>GRZ2:</u> <i>"As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p> <p><u>GRZ3:</u> <i>"As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p> <p><u>NRZ1:</u> <i>"An area of 60 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 40 square metres with a minimum dimension of 5 metres and convenient access from a living room; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p>	<p><b>Standard met</b></p> <p>Ground floor private open space as follows:</p> <p><b>Dwelling One</b> A total area of 114.5 square metres is private open space is provided to the dwelling, including a secluded private open space area of 39.5 square metres with a minimum dimension of 5.284 metres and convenient access from a living area.</p> <p><b>Dwelling Two</b> A total area of 56.9 square metres is provided to the dwelling, including a secluded private open space area of 38.8 square metres with a minimum dimension of 5.151 metres and convenient access from a living area.</p> <p><b>Dwelling Three</b> A total area of 63.7 square metres is provided to the dwelling, including a secluded private open space area of 54.4 square metres with a minimum dimension of 5.002 metres and convenient access from a living area.</p>



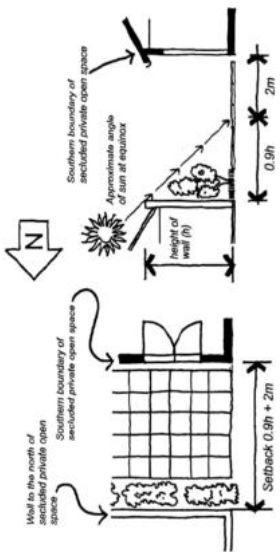
**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</li> <li>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul> <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The useability of the private open space, including its size and accessibility.</p> <p>The availability of and access to public or communal open space.</p> <p>The orientation of the lot to the street and the sun.</p>	
<b>Objective</b>	To provide adequate private open space for the reasonable recreation and service needs of residents.	✓ <b>Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.05-5 Solar access to open space objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B29</b>	The private open space should be located on the north side of the dwelling or residential building, if appropriate.	<p><b>Standard met</b></p> <p>The primary SPOS area of the dwellings are located to the northwest for Dwellings 1 and 2 and the northeast for Dwelling 3.</p> <p>This is considered to be the most appropriate configuration due to the orientation of the subject site</p> <p><b>Standard met</b></p> <p>The subject site is not directly oriented to the north.</p> <p>The height of Dwelling 1 northern wall to the SPOS is 6.5 metres</p> <p>The height of Dwelling 3 northern wall to the SPOS is 5.5 metres</p> <p>For Dwelling 1: <math>2 + 0.9 \times 6.5\text{m} = 7.85\text{m}</math></p> <p>The setback of 7.85 metres is only required for the area true south of the northern wall, and therefore the majority of the SPOS is not affected by the wall (approximately 30 square metres).</p> <p>There is an area of about 9 square metres where the length of 7.85 metres is not provided, however as the minimum area of SPOS required under the GRZ1 is provided with appropriate solar access, this is considered to meet the requirements of the Standard.</p> <p>For Dwelling 2: <math>2 + 0.9 \times 5.5\text{m} = 6.95\text{m}</math></p> <p>The setback of 6.95 metres is only required for the area true south of the northern wall, and therefore the majority of the SPOS is not affected by the wall (approximately 43 square metres).</p> <p>There is an area of about 6.4 square metres where the length of 6.95 metres is not provided, however as the minimum area of SPOS required under the GRZ1 is provided with appropriate solar access, this is considered to meet the requirements of the Standard.</p>
	<p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p> <p><b>Diagram B5 Solar access to open space</b></p> 	



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**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

<b>Decision Guidelines</b>	The design response.	
	The useability and amenity of the secluded private open space based on the sunlight it will receive.	
<b>Objective</b>	To allow solar access into the secluded private open space of new dwellings and residential buildings.	✓ <b>Objective met</b>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.05-6 Storage objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	<p>✓ <b>Standard met</b></p> <p>Each dwelling is provided with 6 cubic metres of accessible storage (either within POS areas or garage), located outside their respective primary SPOS areas.</p>
Objective	To provide adequate storage facilities for each dwelling.	<p>✓ <b>Objective met</b></p>



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.06-1 Design detail objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B31</b>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>• Façade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves, and parapets,</li> </ul> <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p><b>Standard met</b></p> <p>The development provides appropriate window and door proportions, as well as pitched roof form with eaves, similar to existing dwellings in the immediate area.</p>
<b>Decision Guidelines</b>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</p> <p>Whether the design is innovative and of a high architectural standard.</p>	<p><b>Standard met</b></p> <p>All garages are integrated within the design of the dwellings and are located deep within the site.</p>
<b>Objective</b>	To encourage design detail that respects the existing or preferred neighbourhood character.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.06-2 Front fences objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA						
Standard B32	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"><li>The maximum height specified in a schedule to the zone, or</li></ul> <p><b><u>All schedules to all residential zones:</u></b></p> <p><b><i>“Maximum 1.5 metre height in streets in Transport Road Zone 2 1.2 metre maximum height for other streets”</i></b></p> <ul style="list-style-type: none"><li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</li></ul> <p>Table B3 Maximum front fence height</p> <table><tr><th>Street Context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Transport Zone 2</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table>	Street Context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<p>✓ <b>Standard met</b></p> <p>No front fence provided; however, a low-level retaining wall is proposed to the front of Dwelling 1. A condition of any permit to issue will require the maximum height of the retaining wall to be provided.</p> <p>✓ <b>Standard met</b></p> <p>As above</p>
Street Context	Maximum front fence height							
Streets in a Transport Zone 2	2 metres							
Other streets	1.5 metres							
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>✓ <b>Objective met</b></p>						



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.06-3 Common property objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B33</b>	Developments should clearly delineate public, communal, and private areas.	<b>✓ Standard met</b> Public and private areas are clearly delineated.
<b>Objectives</b>	Common property, where provided, should be functional and capable of efficient management.	<b>✓ Standard met</b> Common property is limited to the internal accessway.
	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive, and easily maintained.	<b>✓ Objective met</b>
	To avoid future management difficulties in areas of common ownership.	



**2.2.1 Town Planning Application - No. 15 Pamela Street, Noble Park (Planning Application No. PLN22/0227) (Cont.)**

**Clause 55.06-4 Site services objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B34</b>	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	<b>Standard met</b> The layout of the development provides sufficient space for facilities and services to be installed and maintained.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	<b>Standard met</b> All facilities are adequate in size and blend in with the development.
	Bin and recycling enclosures should be located for convenient access by residents.	<b>Standard met</b> All dwellings are provided with adequate bin enclosures and are conveniently accessible.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	<b>Standard met</b> Mailboxes are located on the street frontage.
	The design response.	
<b>Decision Guidelines Objectives</b>	To ensure that site services can be installed and easily maintained.	<b>Objective met</b>
	To ensure that site facilities are accessible, adequate, and attractive.	



### **2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225)**

File Id:	236550
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Assessed Plans (Attachment 1) Location of Objectors (Attachment 2) Clause 22.09 Assessment (Attachment 3) Clause 52.06 Assessment (Attachment 4) Clause 55 Assessment (Attachment 5)

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### **Application Summary**

Applicant:	Simo Jovanovic of Jova Drafting Consultants
Proposal:	Development of the land for three (3) dwellings comprising two (2) double storey dwellings and one (1) single storey dwelling to the rear
Zone:	Neighbourhood Residential Zone, Schedule 1
Overlay:	No Overlays
Ward:	Noble Park North

This application has been brought to a Council meeting as it has received two (2) objections.

The application proposes the development of the land for three (3) dwellings comprising two (2) double storey dwellings and one (1) single storey dwelling to the rear.

A permit is required pursuant to Clause 32.09-6 of the Greater Dandenong Planning Scheme to construct two (2) or more dwellings on a lot.

### **Objectors Summary**

The application was advertised to the surrounding area through the erection of a notice on-site and the mailing of notices to adjoining and surrounding owners and occupiers. Two (2) objections were received to the application. Issues raised generally relate to matters of:



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### **2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

- Inconsistent with the surrounding neighbourhood character; and
- Traffic and parking impacts along Bakers Road.

#### **Assessment Summary**

The proposal has been assessed against the relevant requirements of the Greater Dandenong Planning Scheme and is considered appropriate for the site. The subject site is well suited for a development of two (2) double storey dwellings and one (1) single storey dwelling given the size of the lot is approximately 866 square metres and the high level of compliance with Clause 55 (Two or more dwellings on a lot) and Clause 22.09 (Residential Development and Neighbourhood Character).

The development is considered to be respectful of the existing and preferred neighbourhood character by providing sufficient setbacks from the side and rear boundaries to allow for appropriate landscaping to occur, subject to conditions.

The side-by-side design of Dwellings 1 and 2 has provided well-articulated first floor footprints from the sides and rear of the site to reduce the building bulk and protect adjoining sensitive interfaces, ensuring any double storey-built form is located within the front half of the subject site, and protects the rear secluded private open space adjoining the subject site.

#### **Recommendation Summary**

As assessed, officers consider this proposal to be generally compliant with all of the relevant provisions of the Greater Dandenong Planning Scheme. All grounds of objection have been considered, and Council officers are of the view that on balance, the proposal's degree of compliance with the Planning Scheme justifies that the application should be supported. Therefore, it is recommended that a Notice of Decision (which provides appeal rights to objectors) to grant a permit be issued subject to the conditions as set out in the recommendation.

If the application was to be appealed to VCAT, it is the officer's view that it is highly likely that VCAT would also issue a planning permit for this proposal.

#### **Subject Site and Surrounds**

##### **Subject Site**

The subject site is a rectangular shaped allotment located on the western side of Bakers Road within a residential area of Dandenong North.

- The subject site has a frontage of 21.85 metres connecting to Bakers Road, a depth of 39.62 metres and an overall site area of 865.67 square metres.
- The subject site currently contains a single storey brick dwelling with an attached carport.
- The site has non-significant vegetation present to the rear of the existing dwelling.
- The subject site slopes down from the east to the west approximately 3 metres.
- Existing access to the site is via a single width crossover located adjacent the southern boundary, however it is noted that informal access is also utilised to the north of the site to access the carport to the north of the existing dwelling.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

- Easement E-1 is 2.44 metres in width and is located along the rear (west) boundary of the site and is for the purpose of drainage and sewerage.
- The subject site adjoins a Public Park and Recreation Zone to the south (Barry J Powell Reserve).

**Surrounding Area**

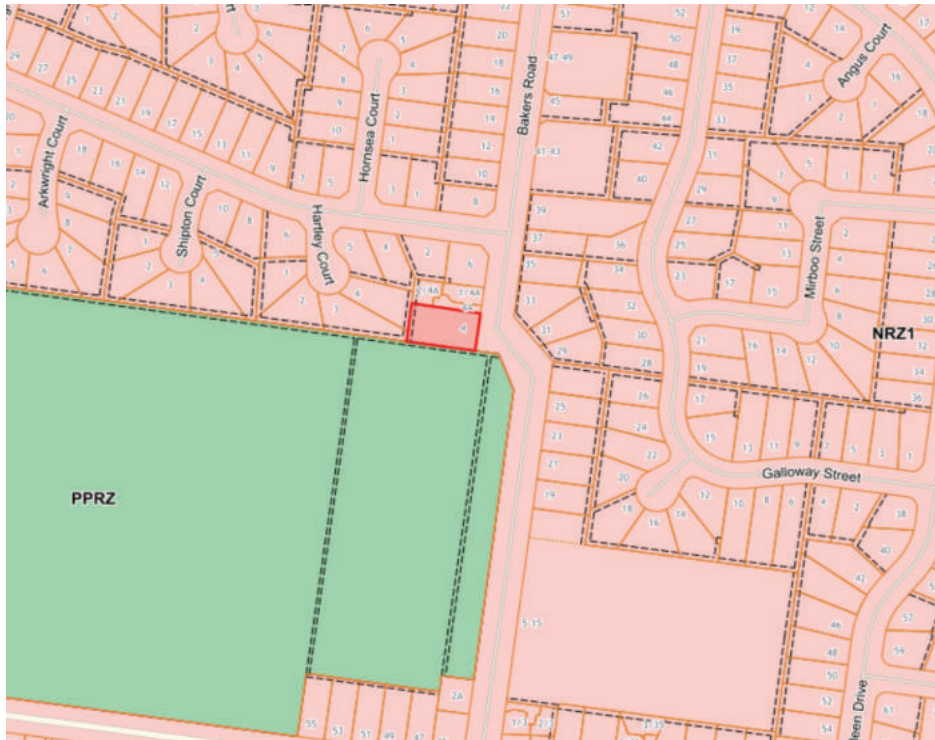
- The subject site is located within an established residential area of Dandenong North.
- The surrounding land within Bakers Road and adjoining streets are zoned Neighbourhood Residential Zone - Schedule 1, with the exception of Barry J Powell Reserve to the south which is zoned Public Park and Recreation Zone (PPRZ).
- The subject site is located within a residential area bound by Jacksons Road to the west, Eastlink to the east and Halton Road to the south.
- The built form in the area consists of a mix of older single and double storey detached dwellings with a few multi dwelling developments in the neighbourhood.
- The subject site adjoins a multi dwelling development to the north, comprising two (2) single storey dwellings. Adjoining to the south is Barry J Powell Reserve. Adjoining to the west are two dwellings, both of which are single storey dwellings, with the rear secluded private open space (SPOS) abutting the subject site.
- The subject site is within close proximity to public transport with a bus route running along Bakers Road past the site, as well as bus routes running along Jacksons Road to the west. The Noble Park Railway Station is located further to the southwest.
- Community services and neighbourhood activity centres are also located nearby with the subject site directly adjoining Barry J Powell Reserve to the south.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

Locality Plan





**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**





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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Background**

**Previous Applications**

A search of Council records revealed no recent planning applications have been considered for the subject site.

**Proposal**

The application proposes the development of the land for three dwellings, including two (2) double storey dwellings in a side-by-side configuration to the front of the site and one (1) single storey dwelling to the rear of the subject site.

Dwelling One consists at ground floor level of a living area, dining area, kitchen, one (1) bedroom with ensuite, laundry and powder room, and at first floor level a gallery, three (3) bedrooms and two (2) bathrooms are provided. Independent vehicular access is provided to Bakers Road to a single car garage and tandem space.

Dwelling Two consists at ground floor level of a living area, dining area, kitchen, laundry and powder room, and at first floor level three (3) bedrooms and two (2) bathrooms. Independent vehicular access is provided to Bakers Road to a single car garage and tandem space.

Dwelling Three is single storey and provides a living area, dining area, kitchen, laundry, powder room, three (3) bedrooms and two (2) bathrooms. Independent vehicular access is provided to Bakers Road to a double car garage.

The details of the proposal are as follows:

Type of proposal	Multi Dwellings
Number of Dwellings	Three (3)
Levels	Dwellings 1 and 2 are double storey.  Dwelling 3 is single storey.
Height	The proposed development would have a maximum building height of 8.795 metres (Dwelling 2 – South Elevation)
Oriented to	Dwelling 1 and Dwelling 2 are oriented to Bakers Road.  Dwelling 3 would be oriented to the internal driveway.
External Materials	Brick veneer with feature render on the ground floor, with a mix of horizontal weatherboard and render finish provided at first floor level for Dwellings 1 and 2.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

Number of Bedrooms	Dwelling 1 – four (4) bedrooms  Dwelling 2 – three (3) bedrooms  Dwelling 3 - three (3) bedrooms
Minimum setbacks  <i>(encompasses all dwellings)</i>	Minimum setback distances as follows:  East (frontage)  Ground floor: 7 metres  First floor: 7metres  North  Ground floor: 0 metres  First floor: 2 metres  South  Ground floor: 0 metres  First floor: 5.7 metres  West  Ground floor: 1.5 metres
Private Open Space	<b>Dwelling One</b>  An area of 95.6 square metres including a secluded private open space area of 40.66 square metres to the rear of the dwelling with a minimum dimension of 5 metres and convenient access from a living room.  <b>Dwelling Two</b>  An area of 85.40 square metres including a secluded private open space area of 42.12 square metres to the rear of the dwelling with a minimum dimension of 5 metres and convenient access from a living room.  <b>Dwelling Three</b>  An area of 95.58 square metres including a secluded private open space area of 54.08 square metres to the rear of the dwelling with a minimum dimension of 5 metres and convenient access from a living room.



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

Number of car parking spaces provided	A total of six (6) car parking spaces are provided.
Number of car parking spaces required	<p>One (1) car parking space is required for each one or two bedroom dwelling, and two (2) car parking spaces is required for each three or more bedroom dwelling.</p> <p>A total of six (6) car parking spaces are required for the proposal.</p> <p>The proposal provides two (2) car parking space via a single garage and a tandem car parking space for Dwellings 1 and 2.</p> <p>The proposal provides two (2) car parking spaces via a double car garage for Dwelling 3.</p> <p>The number of car spaces provided complies with Clause 52.06 (Car parking)</p>
Type of car parking	<p>A single garage and a tandem car parking space for Dwelling 1 and 2.</p> <p>A double car garage for Dwelling 3.</p>
Access	<p>Access is proposed via three (3) single width crossover to Bakers Road.</p> <p>One (1) is located adjacent the northern boundary and provides independent access to Dwelling 1.</p> <p>Two (2) are located adjacent the southern boundary and provide independent access for Dwellings 2 and 3.</p> <p>The three (3) crossovers are proposed to each be 3 metres in width.</p>
Front fence	<p>No front fence is proposed.</p> <p>The existing 0.6 metre high brick fence will be removed</p>
Garden area required	299.83 square metres or 35%
Garden area provided	318.7 square metres or 36.8%

*A copy of the submitted plans is included as Attachment 1.*



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Victorian Charter of Human Rights and Responsibilities**

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.

**Financial Implications**

No financial resources are impacted by this report.

**Planning Scheme and Policy Frameworks**

Pursuant to the Greater Dandenong Planning Scheme, a planning permit is required:

- Pursuant to Clause 32.09-6 to construct two or more dwellings on a lot.

The relevant controls and policies are as follows:

**Zoning Controls**

The subject site is located in a Neighbourhood Residential Zone, Schedule 1, as is the surrounding area.

The purpose of the Neighbourhood Residential Zone outlined at Clause 32.09 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.09-6, a permit is required to construct two or more dwellings on a lot.

The development must also provide a minimum garden area of 35% pursuant to Clause 32.09-4 as the lot exceeds 650 square metres.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

It is noted that within Schedule 1 to the zone, varied requirements of Clause 55 are set out as follows:

- *Standard B8 (Site Coverage) – Maximum of 50%*
- *Standard B9 (Permeability) – Minimum of 40%*
- *Standard B13 (Landscaping) - 70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.*
- *Standard B13 (Side and rear setbacks) – A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres. All other buildings should be setback a minimum of 1 metre, plus 0.3 metre for every metre of height over 3.6 metres up to 6.9 metres.*
- *Standard B28 (Private open space) – An area of 60 square metres of ground level, private open space, with one part of the private open space to consist of secluded private open space at the side and rear of the dwelling or residential building with a minimum area of 40 square metres and a minimum dimension of 5 metres and convenient access from a living room; or*
- *A balcony with a minimum area of 10 square metres with a minimum width of 2 metres and convenient access from a living room; or*
- *A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.*
- *Standard B32 (Front fence height) – Maximum 1.5 metres height in streets in Transport Zone 2, Maximum 1.2 metre height for other streets.*

**Overlay Controls**

No overlays affect the subject site or surrounding area.

**State Planning Policy Framework**

The **Operation of the State Planning Policy Framework** outlined at Clause 10 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- (a) To provide for the fair, orderly, economic and sustainable use, and development of land.*
- (b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

*(d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

*(e) To protect public utilities and other facilities for the benefit of the community.*

*(f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

*(g) To balance the present and future interests of all Victorians.*

In order to achieve those objectives, there are a number of more specific objectives contained within the State Planning Policy Framework that need to be considered under this application.

**Planning Policy Framework**

The **Operation of the Planning Policy Framework** outlined at Clause 10 seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The objectives of Planning in Victoria are noted as:

- a. To provide for the fair, orderly, economic and sustainable use, and development of land.*
- b. To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- c. To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- d. To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- e. To protect public utilities and other facilities for the benefit of the community.*
- f. To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- g. To balance the present and future interests of all Victorians.*



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### 2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)

In order to achieve those objectives, there are a number of more specific objectives contained within the State Planning Policy Framework that need to be considered under this application.

**Clause 11 Settlement** states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, amongst others.

**Managing growth** is the focus of **Clause 11.02** which includes an objective that aims to ensure a sufficient supply of land is available for residential development, which is relevant to the current application.

**Clause 15 Built environment and heritage** seeks to ensure that planning achieves high quality urban design and architecture that meets a number of objectives. The following objectives are of relevance to the current application:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*
- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*
- *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

**Housing** is the focus of **Clause 16** and includes the following provisions:

- *To facilitate well-located, integrated and diverse housing that meets community needs.*
- *To deliver more affordable housing closer to jobs, transport and services.*

There are a number of objectives of relevance to the current application under **Clause 18 Transport** including the following:

- *To create a safe and sustainable transport system by integrating land-use and transport.*
- *To promote the use of sustainable personal transport.*
- *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

### **Local Planning Policy Framework**

The Local Planning Policy Framework (LPPF) includes the Municipal Strategic Statement (MSS) and Local Policies.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

The MSS is contained within Clause 21 of the Scheme. The MSS at **Clause 21.02** focuses on the **Municipal Profile**, within which the following is noted:

- *There is considerable diversity within Greater Dandenong's housing stock. Most housing stock is aged between 30 to 50 years old, though there are some areas with dwellings in excess of 100 years old. Areas of newer housing are located in the north-east and central-southern areas, with in-fill development occurring across the municipality (Clause 21.02-3).*
- *Higher density housing is generally located in proximity to railway stations and major shopping centres, in particular in central Dandenong (Clause 21.02-3).*
- *Whilst there is a clear pre-dominance of single detached dwellings, there are a range of other types of dwellings including dual occupancies, villa-units, town houses and apartments. The highest concentration of older villa units and apartments and more recent multi-unit redevelopments have occurred around central Dandenong, Springvale and Noble Park activity centres (Clause 21.02-4).*
- *With diverse cultural groups that call Greater Dandenong home, there are certain distinct precincts that are emerging that have their own character. Their built form is characterised by buildings with flat unarticulated facades, prominent balconies, limited frontage/side setbacks, limited or no landscaping (Clause 21.02-4).*

A **Vision for Greater Dandenong** is outlined at **Clause 21.03**. The vision is that Greater Dandenong will be a municipality where housing diversity and choice is promoted in its various attractive neighbourhoods.

The objectives and strategies of the MSS are under four (4) main themes including: land use; built form; open space and natural environment; and, infrastructure and transportation (considered individually under Clauses 21.04 to 21.07). Of particular relevance to this application are Clauses 21.04 – Land Use and 21.05 – Built Form:

**Clause 21.04-1 Housing and community**

- *Greater Dandenong's population is expected to rise by 22 percent, from 147,000 to 179,000 in the decade to 2024, placing pressure on transport networks, infrastructure, services and public open space.*
- *Approximately 9,950 new households will need to be accommodated across the municipality by 2024 (Greater Dandenong Housing Strategy 2014-2024).*
- *Supporting urban consolidation and providing housing in existing areas close to activity centres means that people do not need to travel as far to work, shop or to take part in sports/leisure activities thus reducing the environmental impacts of transport.*
- *Increases in housing density must be balanced by adequate provision of open space, good urban design and improvements to the public realm.*
- *Encourage the provision of housing that is adaptable to support the needs of the changing needs of present and future residents.*
- *Encourage innovative redevelopment and renewal of deteriorating housing stock and older styled higher-density apartments and multi-unit developments.*



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

- *Encourage new residential development that incorporates adequate space for the planting and the long-term viability and safe retention of canopy trees.*
- *Respect the valued, existing neighbourhood character within incremental and minimal change areas.*
- *Requiring medium-density developments to be site and locality responsive and to respect existing and proposed neighbourhood character.*

**Clause 21.05-1 – Urban design, character, streetscapes and landscapes** – contains the following relevant objectives and strategies:

- *To facilitate high quality building design and architecture.*
  - *Ensure building design is consistent with the identified future character of an area and fully integrates with surrounding environment.*
  - *Encourage high standards of building design and architecture, which allows for flexibility and adaptation in use.*
  - *Encourage innovative architecture and building design.*
  - *Encourage development to incorporate sustainable design elements that enhance occupant comfort and environmental performance.*
- *To facilitate high quality development, which has regard for the surrounding environment and built form.*
  - *Promote views of high-quality landscapes and pleasing vistas from both the public and private realm.*
  - *Promote all aspects of character – physical, environmental, social and cultural.*
  - *Encourage planting and landscape themes, which complement and improve the environment.*
  - *Encourage developments to provide for canopy trees.*
  - *Recognising valued existing neighbourhood character and promoting identified future character as defined in the Residential Development and Neighbourhood Character Policy at Clause 22.09.*
- *To protect and improve streetscapes*
  - *Ensure that new developments improve streetscapes through generous landscape setbacks and canopy tree planting.*
  - *Ensure landscaping within private property that complements and improves the streetscapes and landscaping of public areas.*
- *To ensure landscaping that enhances the built environment*
  - *Encourage new developments to establish a landscape setting, which reflects the local and wider landscape character.*
  - *Encourage landscaping that integrates canopy trees and an appropriate mix of shrubs and ground covers and complements and integrates with existing or proposed landscaping in public areas.*



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 22.09 – Residential Development & Neighbourhood Character Policy** – contains the following objectives at Clause 22.09-2:

- *To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.*
- *To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.*
- *To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.*
- *To facilitate high quality, well designed residential development and on-site landscaping.*
- *To promote a range of housing types to accommodate the future needs of the municipality's changing population.*
- *To ensure that residential development uses innovative, responsive and functional siting and design solutions that:*
  - *Achieve high quality internal amenity and private open space outcomes for future residents;*
  - *Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;*
  - *Promote public realm safety by maximising passive surveillance.*
  - *Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;*
  - *Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;*
  - *Achieve environmentally sustainable design outcomes;*
  - *Use quality, durable building materials that are integrated into the overall building form and façade; and*
  - *Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.*

Clause 22.09-3.1 (Design Principles) provides design principles, which apply to all Future Change Areas.

Clause 22.09-3.4 provides design principles to sites within the Limited Change Areas (Neighbourhood Residential Zones).



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

*It is policy to:*

- *Ensure that new development respects the neighbourhood character of the area and considers the identified future character.*
- *Ensure that future housing density will be at a lower intensity than in surrounding Incremental Change Areas (zoned GRZ).*
- *Encourage residential development in the form of dual occupancies and single detached dwellings.*
- *Encourage well designed low density infill developments.*
- *Apply the Design Principles for all residential developments, in addition to those at Clause 22.09-3.1*

*An assessment against Clause 22.09 is included at Attachment 3 to this report.*

**Particular Provisions**

**Car Parking (Clause 52.06):**

Clause 52.06 Car Parking needs to be considered to determine the appropriateness of the car parking provision of the development.

The purpose of this Clause is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The table at Clause 52.06-5 notes that a dwelling with one (1) or two (2) bedrooms requires one (1) car space and a dwelling with three (3) or more bedrooms require two (2) spaces to each dwelling. The site is not within the Principle Public Transport Network area map.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

A total of six (6) car parking spaces are required for the proposal.

Each dwelling would be provided with two (2) car spaces, given that three (3) and four (4) bedrooms are provided for the dwellings.

No visitor car space is required or provided.

The number of car spaces provided for the residents complies with Clause 52.06 (Car parking).

Car parking is to be designed in accordance with the requirements of Clause 52.06-9 of the Scheme.

*An assessment against Clause 52.06 is included as Attachment 4 to this report.*

**Two or more dwellings on a lot and residential buildings (Clause 55)**

Pursuant to Clause 55 of the Greater Dandenong Planning Scheme, the provisions of this Clause apply to an application:

- *To construct two or more dwellings on a lot.*

The purposes of this clause are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

A development:

- *Must meet all of the objectives of this clause; and*
- *Should meet all of the standards of this clause.*

If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

*An assessment against Clause 55 is included as Attachment 5 to this report.*

**General Provisions**

Clause 65 – Decision Guidelines needs to be considered, as is the case with all applications. For this application the requirements of Clause 65.01 for the approval of an application or plan is of relevance. This Clause outlines the requirements that the responsible authority must consider when determining the application.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Restrictive Covenants**

There are no restrictive covenants on the subject site.

**Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. In accordance with the commitment in Council's Annual Plan, all applications are considered on their merits.

**Diversity (Access & Equity)**

It is not considered that the proposal raises any diversity issues affecting the planning assessment of this application.

**Community Safety**

It is considered that there would be no adverse community safety implications in permitting the proposal subject to strict conditions on any planning permit issued.

**Safe Design Guidelines**

Consideration of the relevant requirements of these Guidelines has been undertaken within the Assessment of this application.

**Referrals**

The application was not required to be referred to any external referral authorities pursuant to Section 55 of the Planning and Environment Act 1987.

**Internal**

The application was internally referred to the following Council departments for their consideration. The comments provided will be considered in the assessment of the application.

<b>Internal Referrals</b>	<b>Commentary</b>
Civil Development	No objections, subject to conditions on permit.
Transport Planning	No objections, subject to conditions on permit.
Asset Planning	No objections, subject to conditions on permit.
ESD/Sustainability	No objections, subject to conditions on permit.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

### **Advertising**

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining and surrounding land; and
- Placing one (1) sign on site facing Bakers Road.

The notification has been carried out correctly.

Council has received two (2) objections to date.

*The location of the objectors / submitters is shown in Attachment 2.*

### **Consultation**

A consultative meeting was not held as the minimum four objections trigger for a consultative meeting was not met.

### **Summary of Grounds of Submissions/Objections**

The objections are summarised below (**bold**), followed by the Town Planner's Response (in *italics*).

- **Inconsistent with the surrounding Neighbourhood Character**

*The proposal responds well to the established area of Dandenong North, and the context of the subject site. The proposal of two (2) double storey dwellings and one (1) single storey dwelling is considered to be in keeping with the local policy of Clause 22.09 Residential Development and Neighbourhood Character for a site with an area of 856.67 square metres located within a Limited Change Area.*

*The proposal responds to the identified future character of the area that will eventually see an increase in development with a mixture of one and two storey dwellings, with policy seeking appropriate infill residential development, to respond to the growing population of the area.*

*The proposal allows for adequate spacing between the front and rear dwellings and for side boundary setbacks to provide for the growth of landscaping to maturity to soften the built form.*

*The design response takes into consideration the surrounding area and sensitive interfaces by proposing adequate setbacks at both the ground and first-floor level, enabling the retention of the spine of open space to the rear.*

*As the proposal has accommodated each dwelling with an appropriate response to areas of open space, setbacks and landscaping, it is considered that the subject site is suitable for this type of development and the proposal is not an overdevelopment of the site and respects the preferred neighbourhood character.*

*The proposal provides a high level of compliance with both Clause 22.09 and Clause 55 as detailed within the attachments to this report.*



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

- **Traffic and car parking impacts along Bakers Road**

*The proposal complies with Clause 52.06 (Car parking) of the Greater Dandenong Planning Scheme.*

*Clause 52.06 requires six (6) car parking spaces to be provided on site, and six (6) have been provided via one double car garage and two (2) single car garages, each with a tandem car parking space in front.*

*Furthermore, there is a minimum width of 10 metres between the garages of Dwellings 1 and 2 at the front boundary.*

*It is also worthy to note that the reserve to the south provides for parking along the eastern interface of the reserve, which provides ample on-street car parking in the immediate vicinity of the subject site. However, officers note that the proposal includes three crossovers to Bakers Road, which has the potential to negatively impact on on-street parking availability as well as the visual amenity of the site. Conditions of the recommended Notice of Decision will require the number of crossovers to be reduced to two. This is further discussed in the Assessment section.*

*The application was referred to Council's Transport Planning department who raised no objection to the proposal, subject to conditions.*

*It is therefore considered that the proposal will not result in unacceptable traffic and parking issues.*

## **Assessment**

The subject site is located within an established residential area and is well suited for the development of medium density housing given the site is within close proximity to major road networks, community facilities and public transport. The proposal also seeks to reduce pressure on the urban fringe by providing three (3) dwellings where previously one (1) existed through the redevelopment of the site, thereby ensuring that the housing required for the growing population is facilitated.

As required by the relevant provisions of the Planning Scheme, the proposed development has been assessed against the following:

- Clause 22.09 (full assessment attached as attachment 3);
- Clause 52.06 (full assessment attached as attachment 4); and
- Clause 55 (full assessment attached as attachment 5) as well as Schedule 1 to the Neighbourhood Residential Zone.

## **Use**

As outlined in Clause 32.09-2 (Neighbourhood Residential Zone), a dwelling is listed as a Section 1 use, and a planning permit is not required for the use of the proposal. However, a planning permit is required for the development of the land for two (2) or more dwellings, which is discussed below.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Development**

**Planning Policy Framework / Local Planning Policy Framework**

In considering the Planning Policy Framework and the Local Planning Policy Framework, Council can establish that an acceptable proposal will be guided by:

- Clause 22.09 Residential Development and Neighbourhood Character;
- Clause 52.06 Car parking; and
- Clause 55 Two or more dwellings on a lot

Each of these Clauses ensures that Council facilitates the orderly development of urban areas, which is a specific objective of Clause 11.02 Settlement.

The objectives of Clause 15.01-1S Urban Design, Clause 15.01-2S Building Design and Clause 21.05-1 Built Form outline the key considerations in which a development must respond to urban design, character, streetscapes and landscape issues.

The overall layout allows space for compliant private and secluded private open space and appropriate landscaping treatments such as canopy trees and shrub plantings within well-proportioned setback areas to allow growth to maturity.

The proposal provides a high-quality urban design outcome with physical articulation, and well sited setbacks from sensitive interfaces. The proposal's high level of compliance with Clause 22.09, Clause 52.06 and Clause 55 ensures that the development achieves the objectives set out in Clause 15.01 and Clause 21.05-1.

As such, Council officers recommend that the application be approved subject to planning permit conditions as necessary.

**Clause 22.09 Assessment – Residential Development and Neighbourhood Character Policy**

An assessment against the design principles of Clause 22.09 is included at Attachment 3 of this report. This proposal provides a design response which is consistent with the preferred character envisaged by Clause 22.09 with a site responsive built form respecting the prevailing existing character and responding to the site circumstances and streetscape. The design solution has provided well-articulated first floor footprints from side and rear boundaries of the site to reduce the building bulk and protect adjoining sensitive interfaces.

Overall, the development has provided a response that respects the identified neighbourhood character and considers the identified future character. The elements of the proposal that warrant further discussion are as follows:

**Clause 22.09-3.4 Preferred Housing Type**

- *The preferred housing type for the Limited Change Area is low density.*



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

The development provides for three (3) dwellings, where the Limited Change Area seeks lower density development, generally seeking two dwellings on a single lot.

While the development provides for three (3) dwellings on the lot, it is relevant to note that the subject site is 866 square metres in size. It is common for lots which are approximately 600 square metres in size to accommodate a dual occupancy, and therefore taking into consideration the larger size of the subject site, three (3) dwellings is considered a reasonable development outcome to achieve the type of development density sought by the Limited Change Area.

As demonstrated throughout this report and associated attachments, the proposal provides a high level of compliance with the requirements of Clause 22.09 and Clause 55, which further demonstrates the ability of the size of the site to accommodate three (3) dwellings.

Clause 22.09-3.1 Car Parking

- *The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.*

The development proposes three (3) crossovers providing individual access to each dwelling, with the subject site providing a frontage width greater than 17 metres, at 21.85 metres.

In this instance, it is considered more appropriate to consolidate the access for Dwellings 2 and 3 requiring, via a condition, to have the dwellings provided with a shared accessway via a single width crossover and common driveway which splays out to provide access to each garage. This will in turn reduce the impacts to on-street car parking, improve the visual amenity of the site, and also increase the area dedicated to landscaping within the front setback.

Furthermore, this will result in compliance with the Clause 55.03-9 Access – Standard B14 requirement, thereby resulting in an improved outcome for the site.

Clause 22.09-3.4 Bulk and Built Form Principle

- *Provide separation between dwellings at the upper level.*



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

The first floor of Dwellings 1 and 2 are proposed to be attached. The proposal is considered to be appropriate as the first floor is limited in its width across the site presenting as only two (2) bedrooms to the front of the site. The remainder of the upper floors are either well setback from the frontage in a staggered form (Dwelling 2), or are located predominantly behind the bedroom fronting the street. Additionally, both dwellings have good setbacks to the side boundaries. As such, the design of the upper floors of Dwelling 1 and 2 ensures that the potential visual bulk and massing of the built form is appropriate, and not unacceptably dominant when viewed from outside of the site.

Furthermore, the façades of each dwelling include a high level of fenestration and varied materials and finishes to further visually break up the first floor.

Dwellings 1 and 2 are also positioned to the front of the site allowing the transition to the single storey Dwelling 3 at the rear of the lot, and protecting sensitive interfaces that are located deep within the site.

The proposal is therefore considered to generally comply with the Principles of Clause 22.09. A full Clause 22.09 assessment is attached to this report at Attachment 3.

**Clause 52.06 Assessment - Car Parking**

The table at Clause 52.06 (Car Parking – Number of car spaces required under Table 1) sets out the car parking requirements that applies to the use of land for dwellings as follows:

- One (1) car parking space to each one (1) or two (2) bedroom dwellings; and
- Two (2) car parking spaces to each three (3) or more bedroom dwelling.

The site is not within the Principle Public Transport Network area map.

A total of six (6) car parking spaces are required for this proposal.

The proposal would provide two (2) car spaces to each three or more bedroom dwelling with at least one (1) under cover car space, with a total of six (6) spaces being provided.

No visitor car space is required or provided.

The number of car spaces provided complies with Clause 52.06 (Car parking).

The proposal complies with the Design Standards of Clause 52.06-9. A full Clause 52.06 assessment is attached to this report at Attachment 4.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55 Assessment – Two or more dwellings on a lot**

The proposal is generally consistent with all relevant standards and objectives of Clause 55 as detailed in Attachment 5. Standards that warrant further consideration are discussed below:

**Clause 55.03 -8 Landscaping objectives – Standard B13**

Schedule 1 to the Neighbourhood Residential Zone requires that:

*“70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees.”*

The development has a total front setback area of 154.6 square metres with 88.9 square metres or 57.5% of ground level front setback set aside for landscaping. This does not comply with the minimum requirement of 70% as required within the Schedule.

However, as detailed above, the area of landscaping will be increased once the proposed three (3) crossovers are reduced to two (2) crossovers as per the included planning permit condition.

This will ensure that opportunities for landscaping, including canopy trees within the front setback, are further increased to an appropriate level.

**Clause 55.03-9 Access – Standard B14**

*The width of accessways or car spaces should not exceed:*

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

The eastern front boundary is 21.85 metres in length and provides for three accessways (one retained accessway and two proposed accessways). The proposed width of all three (3) accessways along the street frontage is 41.18% and exceeds the requirement of 33% and is therefore an area of non-compliance.

As detailed above, a condition of permit will require the consolidation of the two (2) crossovers for Dwellings 2 and 3, to provide common access to Dwellings 2 and 3 via a shared single width crossover which will slip within the site to provide access to each respective garage.

Currently, the three (3) crossovers occupy 9 metres of the frontage width. With the inclusion of the above condition, this will be reduced to 6 metres, which will result in only 27.46% of the frontage being occupied by accessways. This would be a greatly improved outcome, resulting in compliance with Standard B14, as well as improving landscaping opportunities within the front setback as detailed above, and further meeting the expectations of Clause 22.09 by resulting in a lesser impact to on-street car parking.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Environmentally Sustainable Development**

The proposal complies with the requirements of Clause 22.06 by providing a Sustainable Design Assessment (SDA), a Built Environment Sustainability Scorecard (BESS) and a Stormwater Calculation, all completed by qualified professionals.

The provided BESS score complies with a score of 55% for best practice encompassing the full life of the build and identifying the methods used for the best environmental performance outcome. Having regard to the sites opportunities and restraints, the proposal has included the necessary water tanks, and roof catchment areas, sufficient energy star ratings for fixtures, heating and cooling systems and the addition of double-glazed habitable room windows.

The referral response from Council's ESD team identified that the submitted plans should be amended as part of the conditions of the planning permit to include the following:

- a. Confirmation of permeable materials to be used on a portion of the driveway as per the SDA and STORM Assessment*
- b. Specification of all windows as operable as per BESS IEQ Credit 2.2*
- c. Specification of provision of door catches to all internal doors within breeze pathways as per BESS IEQ Credit 2.2*
- d. Any measures associated with the revised Sustainable Design Assessment under condition x.*

The ESD team also requested a revised SDA as part of the condition of the planning permit to include:

- Confirmation of WELS Showerhead rating as minimum 4 Star
- Details of proposed product or materials to be utilised on permeable section of driveway
- Submission of a preliminary energy efficiency assessment (NatHERS rating) to a sample of dwellings that achieves an energy rating beyond 6-stars as an average across all dwellings.
- A revised BESS assessment that includes:
  1. Amended project details section with the area of each unit input as the sum of the ground floor and first floor areas listed on the Ground Floor Plan
  2. Management Credit 2.2 selected
  3. Updated energy section in line with the preliminary NatHERS ratings.



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

<b>BESS Information Summary</b>  <b>Dwelling Type:</b> <b>Non-residential</b>		<b>Project Overall Score: 55%</b>		
		<b>Fail</b>	<b>Best Practice</b>	<b>Design Excellence</b>
		<b>(&lt;49%)</b>	<b>(50-69%)</b>	<b>(&gt;70%)</b>
<b>BESS Category</b>	<b>Score</b>	<b>Initiatives</b>		
<b>Management</b>	0%			
		Preliminary energy rating (NatHERS) assessment to be undertaken		
<b>Water</b>	66%			
		Rainwater tank capacity of 3,000L per dwelling connected to:		
		Toilet flushing, laundry		
		High WELS star rated water fittings, fixtures and appliances		
		Potable water consumption reduced by 42% compared to same building following minimum standards.		
<b>Energy</b>	50%	<b>Requires update</b>		
		Preliminary NatHERS energy rating yet to be undertaken		
		6 star gas instantaneous hot water system per dwelling specified		
		Estimated greenhouse gas emissions reduced by 61% compared to compared to same building following minimum standards		
<b>Stormwater</b>	100%			
		Stormwater design meets industry best practice requirements though incorporation of rainwater collection and re-use and permeable paving (pending confirmation)		
<b>Indoor Environment Quality</b>	80%			
		Double glazing to all habitable room windows		
		Northern orientation to over 50% of dwelling living areas		



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

		Design facilitates cross-flow ventilation
<b>Transport</b>	50%	
		Space for bicycle parking in each unit's garage
<b>Waste</b>	50%	
		Space provided for FOGO bin in POS
<b>Urban Ecology</b>	37%	
		At least 20% of the site area will be vegetated
<b>Innovation</b>	0%	



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

## **Conclusion**

The proposal is consistent with the provisions of the Greater Dandenong Planning Scheme, including the zoning requirements, local policy direction, application of Clauses 22.09, 52.06 and 55, and the decision guidelines of Clause 65.

## **Recommendation**

**That Council resolves to issue a Notice of Decision to grant a permit in respect of the land known and described as 4 Bakers Road DANDENONG NORTH VIC 3175 (Lot 1 PS 332700) for the purpose of the 'Development of the land for three (3) dwellings comprising two (2) double storey dwellings and one (1) single storey dwelling to the rear' in accordance with the plans submitted with the application subject to the following conditions:**

- 1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The amended plans must be drawn to scale with dimensions and 3 copies must be provided. The amended plans must be generally in accordance with the plans submitted and assessed with the application but modified to show:**
  - 1.1. The consolidation of the crossovers to Dwellings 2 and 3 to result in the provision of one (1) shared accessway for these dwellings with a maximum crossover width of 3 metres. The driveways are then to be to the minimum size necessary to splay out to provide access to each dwellings garage.**
  - 1.2 A schedule of all building materials and finishes including colour swatches.**
  - 1.3 Confirmation of permeable materials to be used on a portion of the driveway as per the SDA and STORM Assessment.**
  - 1.4 Specification of all windows as operable as per BESS IEQ Credit 2.2.**
  - 1.5 Specification of provision of door catches to all internal doors within breeze pathways as per BESS IEQ Credit 2.2.**
  - 1.6 Any measures associated with the revised Sustainable Design Assessment under condition 7.**
  - 1.7 Detail the mailbox for each dwelling ensuring that it complies with the requirements of Clause 52.06.**
  - 1.8 Any requirements of Conditions 20, 21, 22, 23, 24 and 25 of this permit must be maintained on the plans.**
- 2. Before the approved development starts, and before any trees or vegetation are removed, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The landscape plan must**



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

be prepared by a person or firm with suitable qualifications to the satisfaction of the Responsible Authority, drawn to scale with dimensions and 3 copies must be provided. The landscape plan show:

- 2.1 Plans to accord with Condition 1 of this permit.**
- 2.2 The site at a scale of 1:100/200, including site boundaries, existing and proposed buildings, neighbouring buildings, car parking, access and exit points, indicative topography and spot levels at the site corners, existing and proposed vegetation, nature strip trees, easements and landscape setbacks.**
- 2.3 Details of the proposed layout, type and height of fencing.**
- 2.4 Legend of all plant types, surfaces, materials and landscape items to be used including the total areas of garden and lawn.**
- 2.5 A plant schedule giving a description of botanical name, common name, mature height and spread, pot size, purchase height (if a tree) and individual plant quantities.**
- 2.6 At least one (1) advanced canopy tree with a minimum planting height of 1.5 metres within the rear secluded open space area of each dwelling.**
- 2.7 At least one (1) advanced canopy tree with a planting height of 1.5 metres within the front setback each of Dwelling 1 and Dwelling 2.**

When approved, the amended landscape plan will be endorsed and will form part of this permit.

- 3. The provisions, recommendations and requirements of the landscape plan must be implemented and complied with to the satisfaction of the Responsible Authority.**
- 4. Landscaping in accordance with the endorsed landscaping plan and schedule must be completed before the building is occupied to the satisfaction of the Responsible Authority.**
- 5. Before the approved use starts, all landscaping as shown on the endorsed plans, including trees, shrubs and lawn, must be planted to the satisfaction of the Responsible Authority.**

At all times, the landscaping must be maintained to the satisfaction of the Responsible Authority.

- 6. Except with the prior written consent of the Responsible Authority, the layout of the land and the size, design and location of the buildings and works permitted must always accord with the endorsed plan and must not be altered or modified.**



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

- 7. Except with the prior written consent of the Responsible Authority, the approved building must not be occupied until all buildings and works and the conditions of this permit have been complied with.**
- 8. Prior to the endorsement of plans under condition 1, the applicant is to submit a revised Sustainable Design Assessment (SDA) to the satisfaction of the Responsible Authority. The revised SDA must be generally in accordance with the design initiatives, specification and commitments included in the SMP (prepared by Frater Consulting Services, dated 19 July 2022) but modified to include:**
  - 8.1 Confirmation of WELS Showerhead rating as minimum 4 Star**
  - 8.2 Details of proposed product or materials to be utilised on permeable section of driveway**
  - 8.3 Submission of a preliminary energy efficiency assessment (NatHERS rating) to a sample of dwellings that achieves an energy rating beyond 6-stars as an average across all dwellings.**
  - 8.4 A revised BESS assessment that includes:**
    - 8.4.1 Amended project details section with the area of each unit input as the sum of the ground floor and first floor areas listed on the Ground Floor Plan**
    - 8.4.2 Management Credit 2.2 selected**
    - 8.4.3 Updated energy section in line with the preliminary NatHERS ratings.**
- 9. The provisions, recommendations and requirements of the endorsed SDA must be complied with from design to construction. No alterations to the endorsed SDA can occur without prior written consent from the Responsible Authority.**
- 10. Before the approved building is occupied, all piping and ducting above the ground floor storey of the building, except downpipes, must be concealed to the satisfaction of the Responsible Authority.**
- 11. Standard concrete vehicular crossing/s must be constructed to suit the proposed driveway/s in accordance with the Council's standard specifications. Any vehicle crossing no longer required must be removed and the land, footpath and kerb and channel reinstated, to the satisfaction of the Responsible Authority.**
- 12. Provision must be made for the drainage for proposed development including landscaped and paved areas, all to the satisfaction of the Responsible Authority.**
- 13. The connection of the internal drainage infrastructure to the LPD must be to the satisfaction of the Responsible Authority.**



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

- 14. Collected stormwater must be retained onsite and discharged into the drainage system at pre-development peak discharge rates as stated in the LPD approval letter. Approval of drainage plan including any retention system within the property boundary is required.**

**A drainage plan approval fee is to be paid to Council prior to the issue of approved drainage plans. Please contact the Civil Development department for the current schedule of fees.**

- 15. Access to the site and any associated roadwork must be constructed, all to the satisfaction of the Responsible Authority. Note any redundant vehicle crossing will need to be removed and reinstated with kerb in accordance with Council Standards.**

- 16. Service units, including air conditioning/heating units, must not be located where they will be visible from any public area.**

- 17. Except with the prior written consent of the Responsible Authority, floor levels shown on the endorsed plan/s must not be altered or modified.**

- 18. Before the approved building is occupied, the development must be provided with external lighting capable of illuminating access to each garage, car parking space and pedestrian walkway. Lighting must be located, directed and shielded to the satisfaction of the Responsible Authority so as to prevent any adverse effect outside the land.**

- 19. Before the approved building is occupied, the obscure glazing to the windows shown on the endorsed plans must be provided through frosted glass or similarly treated glass. Adhesive film or similar removable material must not be used.**

**All glazing must at all times be maintained to the satisfaction of the Responsible Authority.**

- 20. Before the approved building is occupied, the privacy screens and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority.**

**All privacy screens and other measures to prevent overlooking as shown on the endorsed plans must at all times be maintained to the satisfaction of the Responsible Authority.**

- 21. Any fences and gates within the property must be paling fences to the satisfaction of the Responsible Authority.**

- 22. The maximum height of driveway in front of Dwellings 1 and 2 must be set no higher than 69.00m to AHD.**



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

23. The maximum height of driveway in front of Dwelling 3 must be set no higher than 67.20m to AHD.
24. The minimum finished floor level of the proposed development are as follows:
- Unit 1 69.40m
- Unit 2 69.40m
- Unit 3 67.60m
- All levels are to AHD.
25. Grilled style roller doors in the front and rear of the garage of Dwelling 3 with minimum 50% opening up to 400mm above the final surface ground level to allow the passage of overland flow.
26. The final surface ground level in front of Dwelling 1 and Dwelling 2 must be set no higher than 69.00m to AHD and graded to the driveway to divert the overland flow through the driveway.
27. The permit will expire if:
- 27.1 The development or any stage of it does not start within two (2) years of the date of this permit, or
- 27.2 The development or any stage of it is not completed within four (4) years of the date of this permit.

The owner or occupier of the land may in writing request the Responsible Authority to extend the expiry date to complete the development or a stage of the development if:

- (a) the request for the extension is made within twelve (12) months after the permit expires; and
- (b) the development or stage started lawfully before the permit expired.

**Permit Notes**

- A Building Approval is required prior to the commencement of the approved development. This planning permit does not constitute any building approval.
- Approval of any retention system within the property boundary is required by the relevant building surveyor.



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

- **Before commencement of the development occurs, the applicant should contact the City of Greater Dandenong's Civil Development and Design Unit regarding legal point of discharge, new crossings, building over easements, etc.**
- **As this is an established site, the proposed internal drainage should be connected to the existing legal point of discharge. The applicant may apply for local drainage information, if available; otherwise on site verification should be undertaken by the applicant.**
- **No buildings or works shall be constructed over any easement without the written consent of the relevant authorities.**  
**This permit has been granted on the basis that consent to build over any easement will be obtained from the relevant authority. If consent is not able to be obtained, the development plan will be required to be amended.**
- **Any works undertaken within the road reservation and easements will require the developer to obtain a Civil Works Permit from Council.**
- **The property is identified to be subject to flooding in major rain events. An application for Report and Consent for Flooding is required. Asset Management Team is to be contacted to confirm the minimum finished floor level (FFL) of the proposed development.**
- **Prior to works commencing the developer will need to obtain an Asset Protection Permit from Council.**



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 4 BAKERS ROAD, DANDENONG  
NORTH (PLANNING APPLICATION NO. PLN22/0225)**

**ATTACHMENT 1**

**ASSESSED PLANS**

**PAGES 2 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



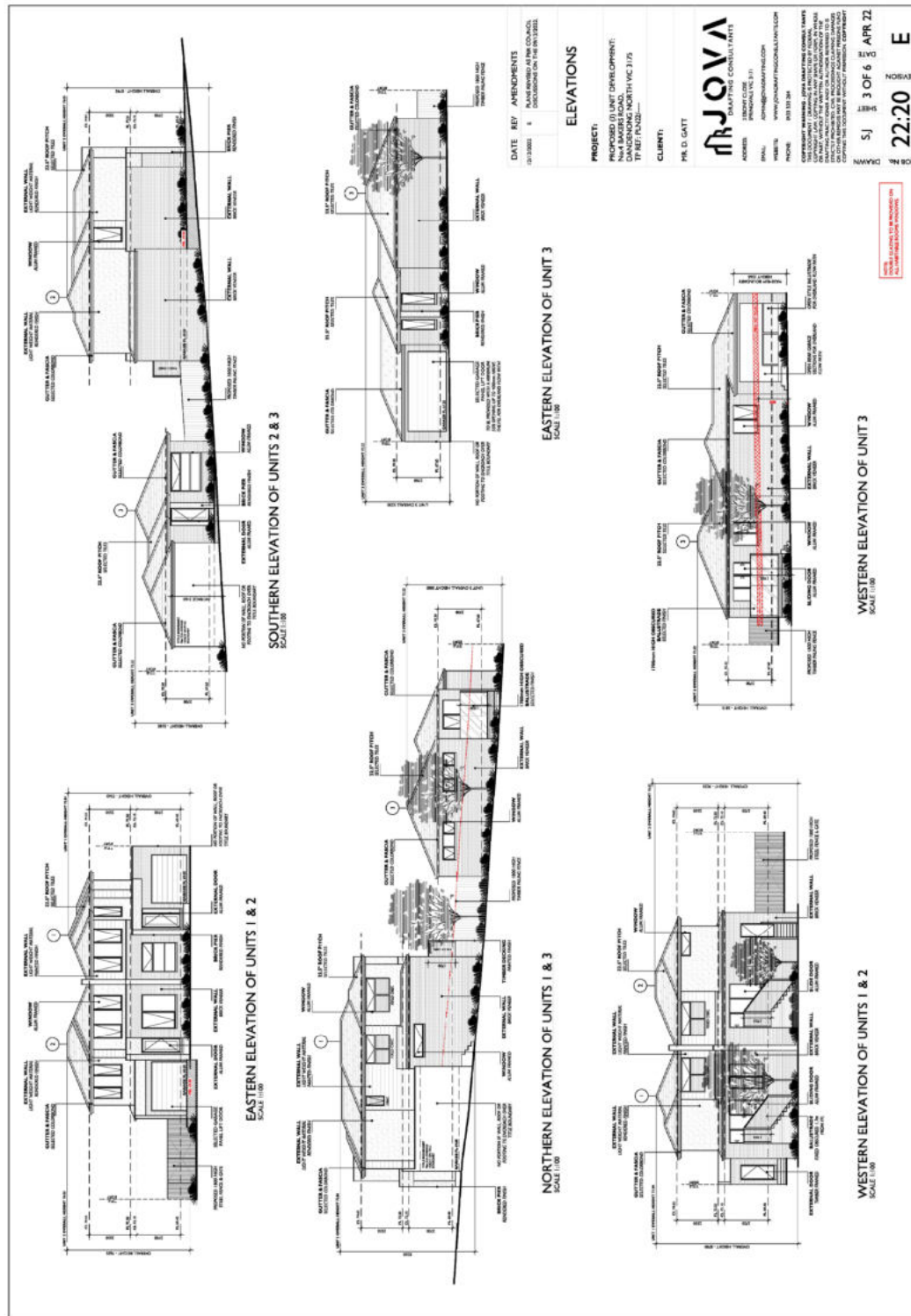
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2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)





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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 4 BAKERS ROAD, DANDENONG  
NORTH (PLANNING APPLICATION NO. PLN22/0225)**

**ATTACHMENT 2**

**LOCATION OF OBJECTORS**

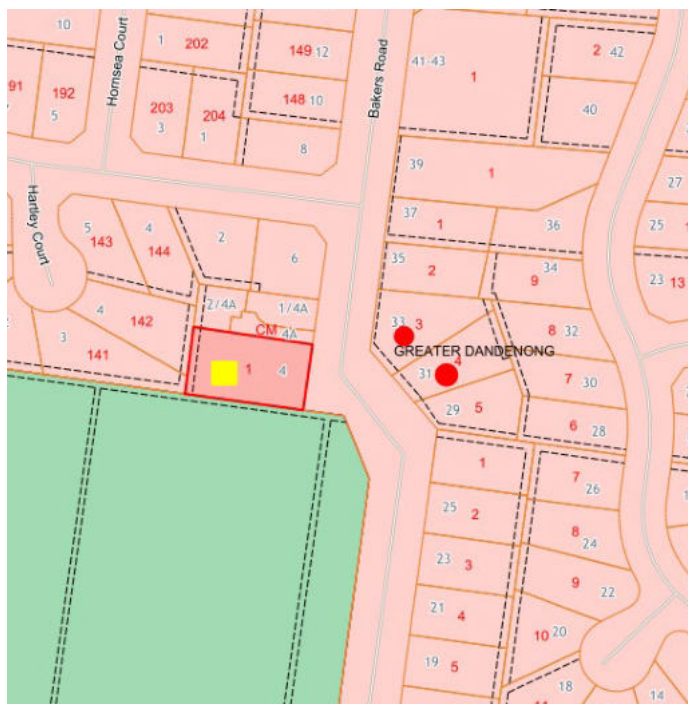
**PAGES 2 (including cover)**


*If the details of the attachment are unclear please contact Governance on 8571 5235*




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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**



 = Location of objectors

 = Subject site



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 4 BAKERS ROAD, DANDENONG  
NORTH (PLANNING APPLICATION NO. PLN22/0225)**

**ATTACHMENT 3**

**CLAUSE 22.09 ASSESSMENT**

**PAGES 12 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Assessment Table for Clause 22  
Clause 22.09-3.1 Design Principles for all residential developments**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Safety</b>	To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:	
	Incorporate active frontages including ground floor habitable room windows.	<p>✓ <b>Principle met</b></p> <p>Dwelling 1 and 2 provide habitable room ground floor windows (guest bedroom and living room) facing Bakers Road.</p>
	Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas.	<p>✓ <b>Principle met</b></p>
	Use semi-transparent fences to the street frontage.	<p>✓ <b>Principle met</b></p> <p>No front fence is proposed.</p>
	Light communal spaces including main entrances and car parking areas with high mounted sensor-lights.	<p>✓ <b>Principle met</b></p> <p>High-mounted sensor lights are located within car parking areas.</p>
	Ensure that all main entrances are visible and easily identifiable from the street.	<p>✓ <b>Principle met</b></p> <p>All main entrances are visible and easily identifiable from the street or internal accessway</p>
	Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.	<p>✓ <b>Principle met</b></p> <p>Non-habitable rooms such as bathrooms are located away from entrances</p>
<b>Landscaping</b>	Residential development should:	
	Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries.	<p>✓ <b>Principle met with condition</b></p> <p>A landscape plan is not provided; however, the ground floor plan demonstrates the opportunity for substantial, high quality on site landscaping to be provided including the planting of canopy trees along the ground level front, side and rear boundaries. A condition of any permit to issue requires the provision of a landscape plan.</p>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	Provide substantial, high quality landscaping along vehicular accessways.	✓ <b>Principle met</b> A landscape plan is required as a condition of permit to demonstrate substantial, high quality landscaping along the vehicular accessway.
	Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area.	✓ <b>Principle met with condition</b> One canopy tree is to be provided within the front setback of both Dwellings 1 and 2 and one within the SPOS area of each dwelling as part of the landscape plan.
	Planting trees that are common to and perform well in the area.	✓ <b>Principle met with condition</b> A planting schedule is required to be included on the landscape plan.
	Avoid the removal of existing mature trees by incorporating their retention into the site design.	✓ <b>Principle met</b> No mature trees exist on the site
	Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties.	✓ <b>Principle met with condition</b>
	Ensure that landscaping also addresses the Safety Design Principles.	✓ <b>Principle met with condition</b>
	Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.	✓ <b>Principle met with condition</b>
	Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.	✓ <b>Principle met with condition</b>
	Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.	✓ <b>Principle met with condition</b>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

Car parking	The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.	<p><b>✓ Principle met</b></p> <p>The development proposes three (3) crossovers providing individual access to each Dwelling, with the subject site providing a frontage width greater than 17 metres, at 21.85 metres.</p> <p>In this instance, it is considered more appropriate to consolidate the access for Dwellings 2 and 3 requiring, via a condition, to have the Dwellings provided with shared accessway via a single width crossover and common driveway which plays out to provide access to each garage. This will in turn reduce the impacts to on-street car parking, and also increase the area dedicated to landscaping within the front setback.</p> <p>Furthermore, this will result in compliance with the Clause 55 03-9 Access – Standard B14 requirement, thereby resulting in an improved outcome for the site via a simple change.</p>
	<p>On-site car parking should be:</p> <ul style="list-style-type: none"> <li>Well integrated into the design of the building,</li> <li>Generally hidden from view or appropriately screened where necessary,</li> <li>Located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level.</li> </ul>	<p><b>✓ Principle met</b></p> <p>On-site car parking is well-designed in the development and does not dominate the built form.</p>
	<p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> <li>Fully located within the site boundary; and</li> <li>Capable of fully accommodating a vehicle between a garage or carport and the site boundary.</li> </ul>	<p><b>✓ Principle met</b></p> <p>Garage 1 and Garage 2 provide a single car garage and tandem space to the Bakers Road frontage; however, this is acceptable as both garages and the respective tandem space are wholly located within the site boundary</p>
	Developments with basement car parking should consider flooding concerns where applicable.	<b>Not applicable</b>
Setbacks, front boundary and width	Residential developments should:	
	Provide a front setback with fence design and height in keeping with the predominant street pattern.	<p><b>✓ Principle met</b></p> <p>No front fence is proposed.</p>
	Maintain the apparent frontage width pattern.	<p><b>✓ Principle met</b></p> <p>The apparent front width pattern is maintained.</p>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity.	<b>✓ Principle met</b> Appropriate side and rear setbacks are provided to enable the provision of screen planting where appropriate. Areas of SPOS within the site are able to accommodate the future growth of canopy trees to maturity.
	Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.	<b>✓ Principle met</b> No front fence is proposed. Front setback landscaping will be fully visible from the streetscape.
Private open space	All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.	<b>✓ Principle met</b> Secluded private open space areas of each dwelling are considered to be of good quality, useable and directly accessible from the main living areas.
	Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the useability of the space.	<b>✓ Principle met</b> Ground level SPOS areas are able to accommodate domestic services and landscaping.
	Private open space should be positioned to maximise solar access.	<b>✓ Principle met</b> The private open space areas are positioned to receive appropriate solar access.
	Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.	<b>✓ Principle met</b> There are no instances of a dwelling's upper-level encroaching on its own SPOS area.
	Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.	<b>✓ Principle met</b> Upper levels of proposed dwellings do encroach to any separate lower-level dwelling's SPOS areas.
Bulk & Built Form	All residential developments should respect the dominant façade pattern of the streetscape by: <ul style="list-style-type: none"> <li>Using similarly proportioned roof forms, windows, doors, and verandahs, and</li> <li>Maintaining the proportion of wall space to windows and door openings.</li> </ul>	<b>✓ Principle met</b> The development generally respects the dominant façade pattern of the streetscape by using similarly proportioned roof forms, windows and doors.
	Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.	<b>Not applicable</b> No balconies are proposed

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	<p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> <li>• The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or</li> <li>• The retention of the existing dwelling detracts from the identified future character.</li> </ul> <p>On sites adjacent to identified heritage buildings, infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> <li>• Not exceeding the height of the neighbouring significant building;</li> <li>• Minimising the visibility of higher sections of the new building; and</li> <li>• Setting higher sections back at least the depth of one room from the frontage.</li> </ul>	<p><b>Not applicable</b> There are no existing dwellings being retained.</p> <p><b>Not applicable</b> There are no adjacent heritage sites and/or buildings.</p>
<p>Site Design</p>	<p>Residential development should:</p> <p>Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties.</p>	<p><b>✓ Principle met</b> The proposal responds well to the interfaces of the adjoining properties by presenting appropriate setbacks from the side and rear boundaries for all Dwellings. The proposal also results in minimal overshadowing to the adjoining properties and is well within the requirements of the Standard. The proposal appropriately addresses overlooking to adjoining properties and complies with the requirements of the Standard. As demonstrated within the Clause 55 Assessment, the proposal provides for a high level of compliance with all Standards of Clause 55.</p> <p><b>✓ Principle met</b> The development maximises thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance.</p> <p><b>✓ Principle met</b> The maximum overall height across the dwellings is 8.795 metres, within the requirements of the Neighbourhood Residential Zone Schedule 1 of 9 metres and 2 storeys mandatory maximum.</p>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

Materials & Finishes	Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.	<p>✓ <b>Principle met</b> Sufficient setbacks are provided that are able to accommodate the growth of new trees to maturity.</p>
	Provide suitable storage provisions for the management of operational waste	<p>✓ <b>Principle met</b> Suitable storage provisions have been provided for the management of waste.</p>
	Appropriately located suitable facilities to encourage public transport use, cycling and walking.	<p>✓ <b>Principle met</b> Future residents will be able to walk and cycle from the site.</p>
	Residential development should:	
	Use quality, durable building materials and finishes that are designed for residential purposes.	<p>✓ <b>Principle met with conditions</b> The materials and finishes proposed are suitable for residential use and purpose. A schedule of materials and finishes with colour swatches is to be provided as a condition of permit.</p>
	Avoid the use of commercial or industrial style building materials and finishes.	<p>✓ <b>Principle met with conditions</b> Commercial or industrial style building materials and finishes are not proposed to be used. A schedule of materials and finishes with colour swatches is to be provided as a condition of permit.</p>
	Avoid using materials such as rendered cement sheeting, unarticulated surfaces, and excessive repetitive use of materials.	<p>✓ <b>Principle met with conditions</b> The development avoids using an unreasonable extent of rendered cement sheeting, unarticulated surfaces or the excessive repetition of materials. The development incorporates face brick, render and horizontal cladding finish.</p>
	Use a consistent simple palette of materials, colours, finishes and architectural detailing.	<p>✓ <b>Principle met with conditions</b> A schedule of materials and finishes with colour swatches is to be provided as a condition of permit. The development incorporates face brick, render and horizontal cladding finish.</p>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.	<b>✓ Principle met with conditions</b> The proposed materials can reasonably be expected to endure for the life of the buildings
Domestic services normal to a dwelling and Building services	In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:	
	Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.	<b>✓ Principle met</b> Domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties.
	Be designed to avoid the location of domestic and building services: <ul style="list-style-type: none"> <li>• Within secluded private open space areas, including balconies; and</li> <li>• Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.</li> </ul>	<b>✓ Principle met</b> The domestic and building services of Dwellings 1 and 3 are located outside the primary area of SPOS. Dwelling 2 domestic and building services are located within the primary area of SPOS, however, the proposed location cannot be avoided.
Internal Amenity	Residential development should:	
	Ensure that dwelling layouts have connectivity between the main living area and private open space.	<b>✓ Principle met</b> The proposal shows connectivity between the secluded private open spaces and the living areas for each dwelling.
	Be designed to avoid reliance on borrowed light to habitable rooms.	<b>✓ Principle met</b> No habitable rooms within the development rely on borrowed light.
	Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.	<b>✓ Principle met</b> Habitable room windows have been designed and located to reduce the need for excessive screening.
	Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.	<b>✓ Principle met</b> No reverse living is proposed.

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

<b>Clause 22.09-3.4 Design principles for Limited Change Areas – Neighbourhood Residential Zone (NRZ)</b>		
<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Preferred housing type</b>	The preferred housing type for the Limited Change Area is low density.	<p><b>✓ Principle met with variation</b></p> <p>The development provides for three (3) dwellings, where the Limited Change Area seeks low density development, generally seeking two dwellings on a single lot.</p> <p>The development provides for three (3) dwellings on the lot; however, it is relevant to note that the subject site is 866 square metres in size. It is common for lots which are approximately 600 square metres in size to accommodate a dual occupancy, and therefore taking into consideration the larger size of the subject site, three (3) dwellings is considered a reasonable development outcome to achieve the type of development density sought by the Limited Change Area.</p> <p>As demonstrated throughout this report and associated attachments, the proposal provides a high level of compliance with the requirements of Clause 22.09 and Clause 55, which further demonstrates the ability of the size of the site to accommodate three (3) dwellings.</p>
<b>Building Height</b>	The preferred maximum building height for land within the NRZ1 is up to 2 storeys, including ground level.	<p><b>✓ Principle met</b></p> <p>The new proposed Dwellings 1 and 2 are two storeys in height with Dwelling 3 providing single storey construction.</p>
<b>Landscaping</b>	Residential development should incorporate substantial landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties	<p><b>✓ Principle met</b></p> <p>No landscape plan has been provided, however, there are substantial opportunities for landscaping throughout the site, with a comprehensive landscape plan required as a condition of permit.</p>
<b>Car parking</b>	Garages and car parking areas should be located behind buildings, generally hidden from view or recessed so as to not dominate the streetscape.	<p><b>✓ Principle met with condition</b></p> <p>All garages have been well designed into the built form, and do not dominate the streetscape</p>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

<b>Setbacks, front boundary and width</b>	Car access, parking and paving within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping.	<p>✓ <b>Principle met with condition</b></p> <p>A landscape plan has not been provided; however the design response illustrates that there is substantial opportunity to soften the accessway and paving within the front boundary setback.</p> <p>As detailed within this report, a landscape plan is required as a condition of permit.</p>
<b>Private open space</b>	Residential development should provide ground level secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.	<p>✓ <b>Principle met</b></p> <p>The SPOS of each dwelling is located to the rear of each dwelling, preventing the need for excessive screening or high fencing.</p>
<b>Bulk &amp; Built Form</b>	Residential development should: Ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape;	<p>✓ <b>Principle met</b></p> <p>The development provides both single and double storey construction, with appropriate setbacks and opportunities for landscaping, thereby providing an appropriate response to the site circumstances and streetscape.</p>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	<p>Provide separation between dwellings at the upper level;</p>	<p><b>✖ Principle not met</b></p> <p>The first floor of Dwellings 1 and 2 are proposed to be attached. The proposal is considered to be appropriate as the first floor is limited in its width across the site presenting as only two (2) bedrooms to the front of the site, thereby limiting the potential for visual bulk and massing of the built form.</p> <p>Furthermore, each dwelling is slightly staggered and the façades include a high level of fenestration and varied materials and finishes to further visually break up the first floor.</p> <p>Additionally, Dwellings 1 and 2 are positioned to the front of the site allowing the transition to the single storey Dwelling 3 at the rear of the lot, protecting sensitive interfaces that are located deep within the site.</p>
	<p>Retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;</p>	<p><b>✔ Principle met</b></p> <p>The proposal provides ample open space to the rear and side of the dwellings, maximising the landscaping opportunities and protecting private secluded open space. Furthermore, Dwelling 3 to the rear of the site is single storey.</p>
	<p>Position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.</p>	<p><b>✔ Principle met</b></p> <p>Dwelling 1 and 2 are of double storey construction and are positioned to the front of the site, with Dwelling 3 providing single storey construction and located to the rear of the lot.</p>

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



### 2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)

<p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting the amenity of adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> <li>• The visual impact of the building bulk does not adversely affect the identified future character of the area;</li> <li>• Overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;</li> <li>• The building bulk does not adversely affect the planting and future growth of canopy trees to maturity;</li> <li>• Sufficient side and rear boundary landscaping can be provided to screen adjoining properties;</li> <li>• Upper storey components are well recessed from adjoining sensitive interfaces.</li> </ul>	<p><b>✓ Principle met</b></p> <p>Dwelling 3 is proposed to be single storey, in accordance with the expectations of Policy.</p>
<p>Residential development should provide a level of visual interest through the use of contrast, texture and variation of materials.</p>	<p><b>✓ Principle met with condition</b></p> <p>All dwellings provide a mixed variation of materials. A schedule of materials and finishes is required to be provided as a condition of permit.</p>

**Note:** Other requirements also apply. These can be found at the schedule to the applicable zone.

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 4 BAKERS ROAD, DANDENONG  
NORTH (PLANNING APPLICATION NO. PLN22/0225)**

**ATTACHMENT 4**

**CLAUSE 52.06 ASSESSMENT**

**PAGES 6 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Assessment Table - Clause 52**

**Clause 52.06-9 Design standards for car parking**

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.  
Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design Standards	Assessment	Requirement met/Requirement not met/NA
Design standard 1 - Accessways	Accessways must: • Be at least 3 metres wide.	✓ <b>Standard met</b> The proposed accessways for Dwellings 1, 2 and 3 have a minimum width of 3 metres each.
	• Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	✓ <b>Standard met</b>
	• Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	✓ <b>Standard met</b>
	• Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	✓ <b>Standard met</b> No apparent obstructions
	• If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed to that cars can exit the site in a forward direction.	✓ <b>Standard met</b> Each accessway serves only two (2) car spaces.
	• Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in Road Zone.	<b>Not applicable</b> Accessway does not serve ten or more car parking spaces.
	• Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.	✓ <b>Standard met</b> No obstructions are shown on the plans that are higher than 900 mm.

*If the details of the attachment are unclear please contact Governance on 8571 5235.*

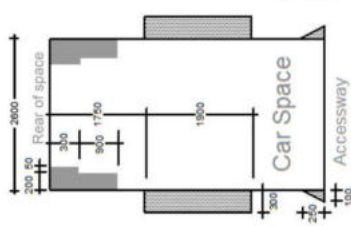


**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	<p>If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.</p>	<p><b>N/A</b> Each accessway does not serve four or more car spaces and does not connect to land in a Road Zone.</p>																																
	<p>If entry to the car space is from a road, the width of the accessway may include the road.</p>	<p><b>Not applicable</b></p>																																
<p><b>Design standard 2 – Car parking spaces</b></p>	<p>Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.</p> <p><b>Table 2: Minimum dimensions of car parking spaces and accessways</b></p> <table><tr><th>Angle of car parking spaces to access way</th><th>Accessway width</th><th>Car space width</th><th>Car space length</th></tr><tr><td>Parallel</td><td>3.6 m</td><td>2.3 m</td><td>6.7 m</td></tr><tr><td>45°</td><td>3.5 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>60°</td><td>4.9 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td>90°</td><td>6.4 m</td><td>2.6 m</td><td>4.9 m</td></tr><tr><td></td><td>5.8 m</td><td>2.8 m</td><td>4.9 m</td></tr><tr><td></td><td>5.2 m</td><td>3.0 m</td><td>4.9 m</td></tr><tr><td></td><td>4.8 m</td><td>3.2 m</td><td>4.9 m</td></tr></table> <p><i>Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).</i></p>	Angle of car parking spaces to access way	Accessway width	Car space width	Car space length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m		5.8 m	2.8 m	4.9 m		5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m	<p>✓ <b>Standard met</b></p>
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length																															
Parallel	3.6 m	2.3 m	6.7 m																															
45°	3.5 m	2.6 m	4.9 m																															
60°	4.9 m	2.6 m	4.9 m																															
90°	6.4 m	2.6 m	4.9 m																															
	5.8 m	2.8 m	4.9 m																															
	5.2 m	3.0 m	4.9 m																															
	4.8 m	3.2 m	4.9 m																															



## 2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)

<p>✓ <b>Standard met</b></p> <p>Dwelling 2 upper floor encroaches over the car space by 0.5 metres, however is 2.5 metres above the space, this is considered satisfactory and the car parking requirements regarding clearance are met.</p>	<p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <ul style="list-style-type: none"> <li>• A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.</li> <li>• A structure, which may project into the space if it is at least 2.1 metres above the space.</li> </ul> <p><b>Diagram 1 Clearance to car parking spaces</b></p>  <p>Dimensions in millimetres</p> <p>Clearance required</p> <p>Tree or column permitted</p>	<p>✓ <b>Standard met</b></p> <p>Garage 3 is dimensioned at a minimum 5.8 m x 6 m.</p> <p>Garage 1 and 2 are dimensioned at a minimum 3.5 m x 6 m.</p>
<p>✓ <b>Standard met</b></p> <p>Garage 1 and Garage 2 provide a parking space in tandem with an additional 500mm provided between each space.</p>	<p>Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.</p>	<p>✓ <b>Standard met</b></p> <p>Four (4) out of six (6) car parking spaces are undercover.</p> <p>Each dwelling is provided with a minimum of one (1) car space undercover.</p>
	<p>Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.</p>	



### 2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)

	<p>Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.</p>	<p>✓ <b>Standard met</b></p>															
<p><b>Design standard 3: Gradients</b></p>	<p>Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.</p> <p>Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.</p> <table border="1"> <caption>Table 3: Ramp gradients</caption> <thead> <tr> <th>Type of car park</th><th>Length of ramp</th><th>Maximum grade</th></tr> </thead> <tbody> <tr> <td>Public car parks</td><td>20 metres or less</td><td>1:5 (20%)</td></tr> <tr> <td></td><td>longer than 20 metres</td><td>1:6 (16.7%)</td></tr> <tr> <td>Private or residential car parks</td><td>20 metres or less</td><td>1:4 (25%)</td></tr> <tr> <td></td><td>longer than 20 metres</td><td>1:5 (20%)</td></tr> </tbody> </table> <p>Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.</p> <p>Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.</p>	Type of car park	Length of ramp	Maximum grade	Public car parks	20 metres or less	1:5 (20%)		longer than 20 metres	1:6 (16.7%)	Private or residential car parks	20 metres or less	1:4 (25%)		longer than 20 metres	1:5 (20%)	<p>✓ <b>Standard met</b></p>
Type of car park	Length of ramp	Maximum grade															
Public car parks	20 metres or less	1:5 (20%)															
	longer than 20 metres	1:6 (16.7%)															
Private or residential car parks	20 metres or less	1:4 (25%)															
	longer than 20 metres	1:5 (20%)															
		<p><b>Not applicable</b></p>															
		<p><b>Not applicable</b></p>															
		<p><b>Not applicable</b></p> <p>No mechanical parking proposed.</p>															
<p><b>Design standard 4: Mechanical parking</b></p>	<p>Mechanical parking may be used to meet the car parking requirement provided:</p> <ul style="list-style-type: none"> <li>At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8 metres.</li> <li>Car parking spaces the require the operation of the system are not allowed to visitors unless used in a valet parking situation.</li> <li>The design and operation is to the satisfaction of the responsible authority.</li> </ul>	<p><b>Not applicable</b></p>															
<p><b>Design standard 5: Urban design</b></p>	<p>Ground level car parking, garage doors and accessways must not visually dominate public space.</p>	<p><b>Not applicable</b></p> <p>✓ <b>Standard met</b></p> <p>All garages are located to the side of their respective dwelling and do not visually dominate the public space.</p>															



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.	✓ <b>Standard met</b> The garages for all dwellings are designed and sufficiently recessed into the built form from the front of the site. Although the garage for Dwelling 1 is in line with the front wall of the building, there is a porch which protrudes in front of the garage, therefore the garage is appropriately visually recessed.
	Design of car parks must take into account their use as entry points to the site.	✓ <b>Standard met</b>
	Design of new internal streets in developments must maximise on street parking opportunities.	✓ <b>Standard met</b>
<b>Design standard 6: Safety</b>	Car parking must be well lit and clearly signed.	✓ <b>Standard met</b> Sensor lighting is provided to each garage.
	The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.	✓ <b>Standard met</b>
	Pedestrian access to car parking areas from the street must be convenient.	✓ <b>Standard met</b>
	Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.	✓ <b>Standard met</b>
	The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.	✓ <b>Standard met</b> Adequate space for landscaping to either side of the accessway.
<b>Design standard 7: Landscaping</b>	Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.	✓ <b>Standard met</b>
	Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.	✓ <b>Standard met</b>



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**TOWN PLANNING APPLICATION – NO. 4 BAKERS ROAD, DANDENONG  
NORTH (PLANNING APPLICATION NO. PLN22/0225)**

**ATTACHMENT 5**

**CLAUSE 55 ASSESSMENT**

**PAGES 43 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Assessment Table - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)**

**Clause 55.02-1 Neighbourhood character objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B1	The design response must be appropriate to the neighbourhood and the site.	<p><b>Standard met</b></p> <p>The proposed development has provided a site suitable design with adequate ground floor areas of open space, landscaping provided to the front side and rear of the site and designed the double storey component to the front of the site with single storey development provided to the rear.</p>
Decision Guidelines	The proposed design response must respect the existing or preferred neighbourhood character and respond to the features of the site.	<p><b>Standard met</b></p> <p>See Clause 22.09 assessment (Attachment 3).</p>
	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The neighbourhood and site description.	
Objectives	The design response.	
	To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.	
	To ensure that development responds to the features of the site and the surrounding area.	

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.02-2 Residential policy objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B2</b>	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the PPF and the LPPF, including the MSS and local planning policies.	<p><b>✓ Standard met</b></p> <p>The design response has considered the site circumstances, existing neighbourhood character and preferred character envisaged under the local policy Clause 22.09.</p> <p>The well-articulated design has located the first-floor footprints away from the adjoining sensitive interfaces, to the centre of the site.</p>
<b>Decision Guidelines</b>	<p>The PPF and the LPPF including the MSS and local planning policies.</p> <p>The design response.</p>	
<b>Objectives</b>	<p>To ensure that residential development is provided in accordance with any policy for housing in the PPF and the LPPF, including the MSS and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public and community infrastructure and services.</p>	<p><b>✓ Objective met</b></p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.02-3 Dwelling diversity objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B3</b>	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> <li>• Dwellings with a different number of bedrooms.</li> <li>• At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	<p><b>Not Applicable</b></p> <p>Application is for three (3) dwellings.</p>
<b>Objective</b>	To encourage a range of dwellings sizes and types in developments of ten or more dwellings.	<p>✓ <b>Objective met</b></p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.02-4 Infrastructure objectives**

Title & Objective		Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B4</b>		Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	<b>Standard met</b> The site is located in an existing residential area and will be able to be connected to reticulated services.
		Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	<b>Standard met</b> The development will not unreasonably exceed the capacity of services.
		In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	<b>Standard met</b> Area is within an established residential zone (Neighbourhood Residential Zone, Schedule 1). There is no concern regarding the ability for the existing infrastructure to cope with the addition of two (2) dwellings (resulting in three (3) dwellings in total on the site).
<b>Decision Guidelines</b>		The capacity of the existing infrastructure.	
		In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the SEPP (Waters of Victoria) under the EPA 1970.	
		If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.	
<b>Objectives</b>		To ensure development is provided with appropriate utility services and infrastructure.	<b>Objective met</b>
		To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.02-5 Integration with the street objective**

Title & Objective		Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B5		Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	✓ <b>Standard met</b> The dwellings have individual vehicular and pedestrian access.
		Developments should be oriented to front existing and proposed streets.	✓ <b>Standard met</b> Dwelling 1 and Dwelling 2 are oriented to front Bakers Road.
		High fencing in front of dwellings should be avoided if practicable.	✓ <b>Standard met</b> High front fencing is not proposed.
		Development next to existing public open space should be laid out to complement the open space.	✓ <b>Standard met</b> The site is adjacent to an existing public open space to the south and complements the open space by being well set back from this boundary, enabling landscaping to be provided between the built form and the reserve to the south.
Decision Guidelines		Any relevant urban design objective, policy or statement set out in this scheme. The design response.	
Objective		To integrate the layout of development with the street.	✓ <b>Objective met</b>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.03-1 Street setback objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA															
<b>Standard B6</b>	<p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li>If no distance is specified in a schedule to the zone, the distance specified in Table B1.</li> </ul> <p>Porches, pergolas, and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard</p> <p><b>RGZ &amp; GRZ3: 5 metres or as per Table B1, whichever is the lesser.</b></p> <p><b>GRZ 1 &amp; 2: 7.5 metres or as per Table B1, whichever is the lesser.</b></p> <p><b>NRZ: As per Table B1.</b></p> <p>Table B1 Street setback</p> <table data-bbox="576 960 1161 1570"> <thead> <tr> <th>Development context</th><th>Minimum setback from front street (metres)</th><th>Minimum setback from a side street (metres)</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td><td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td><td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td><td>Not applicable</td></tr> <tr> <td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td><td>6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td><td>Not applicable</td></tr> <tr> <td>The site is on a corner.</td><td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.  If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</td><td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.  Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td></tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	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Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.	<p><b>Standard met</b></p> <p><b>NRZ1</b> per table B1, whichever the lesser</p> <p>There is an existing building on the abutting allotment to the north facing the same street (Bakers Road) and the subject site is not on a corner.</p> <p>The street setback of the property at No. 1/4A Bakers Road is 5.84m.</p> <p>As the street setback is less than 9 metres, a minimum street setback of 5.84 metres applies (as per Standard B6 variation outlined in the NRZ1 Schedule).</p> <p>The proposed street setback is 7 metres and therefore complies with the Standard.</p> <p><b>COMPLIES</b></p>
Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)															
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable															
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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

<b>Decision Guidelines</b>							
		Any relevant neighbourhood character objective, policy or statement set out in this scheme.	The design response.	Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.	The visual impact of the building when viewed from the street and from adjoining properties.	The value of retaining vegetation within the front setback.	
	<b>Objective</b>					✓ <b>Objective met</b>	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.03-2 Building height objective**

Standard (Summarised)		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>		
<b>Standard B7</b>	<p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p><b>RGZ:</b> 13.5 metres <b>discretionary maximum</b> (refer Clause 32.07-8 for details)</p> <p><b>GRZ:</b> 11 metres / 3 storeys <b>mandatory maximum</b> (refer Clause 32.08-9)</p> <p><b>NRZ:</b> 9 metres / 2 storeys <b>mandatory maximum</b> (refer Clause 32.09-9)</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p><b>Standard met</b></p> <p>The development has a maximum height of 8.795 metres at any point (less than 9 metres and 2 storeys mandatory maximum for NRZ1) and two (2) storeys.</p>
<b>Decision Guidelines</b>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</p> <p>The design response.</p> <p>The effect of the slope of the site on the height of the building.</p> <p>The relationship between the proposed building height and the height of existing adjacent buildings.</p> <p>The visual impact of the building when viewed from the street and from adjoining properties.</p>	<p><b>Not Applicable</b></p>
<b>Objective</b>	To ensure that the height of buildings respects the existing or preferred neighbourhood character	<p><b>Standard met</b></p> <p>The development of three dwellings, with two (2) double storey dwellings to the front and a single storey to the rear, provides an appropriate transition to the single storey developments surrounding the site.</p>
		<p><b>Objective met</b></p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.03-3 Site coverage objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B8</b>	<p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> <li>The maximum site coverage specified in a schedule to the zone, or</li> <li>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li> </ul> <p><b>RGZ1: 70%</b> <b>RGZ2: 70%</b></p> <p><b>GRZ1: 60% (none specified)</b> <b>GRZ2: 60% (none specified)</b> <b>GRZ3: 70%</b> <b>NRZ1: 50%</b></p>	<p><b>Standard met</b></p> <p>Site Coverage is 37.5 square metres or 43.3%, this is compliant with the NRZ1 maximum allowable of 50%.</p>
<b>Decision Guidelines</b>	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The existing site coverage and any constraints imposed by existing development or the features of the site.</p> <p>The site coverage of adjacent properties</p> <p>The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</p>	
<b>Objective</b>	To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	<b>Objective met</b>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.03-4 Permeability and stormwater management objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B9</b>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> <li>The minimum areas specified in a schedule to the zone, or</li> <li>If no minimum is specified in a schedule to the zone, 20 per cent of the site.</li> </ul> <p><b>RGZ1: 20%</b> <b>RGZ2: 20% (none specified)</b> <b>GRZ1: 30%</b> <b>GRZ2: 20% (none specified)</b> <b>GRZ3: 20% (none specified)</b> <b>NRZ1: 40%</b></p> <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> <li>Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</li> <li>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li> </ul>	<p><b>Standard met</b></p> <p>The proposal provides 40.11% permeability and therefore complies with the requirements of the Neighbourhood Residential Zone, schedule 1 minimum requirement of 40%.</p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The capacity of the site to incorporate stormwater retention and reuse.</p> <p>The existing site coverage and any constraints imposed by existing development.</p> <p>The capacity of the drainage network to accommodate additional stormwater.</p> <p>The capacity of the site to absorb run-off.</p> <p>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</p> <p>Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.</p>	
<b>Objectives</b>	<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater</p>	<p><b>Objective met</b></p> <p>The development provides for an appropriate level of permeability for the site and also provides a 3,000 litre water tank for each dwelling.</p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.03-5 Energy efficiency objectives**

<b>Title &amp; Objective</b>		<b>Standard (Summarised)</b>	<b>Standard Met/Standard Not Met/NA</b>
<b>Standard B10</b>	Buildings should be:	<ul style="list-style-type: none"> <li>• Oriented to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> <li>• Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</li> </ul>	<b>Standard met</b> All dwellings are oriented to make appropriate use of solar energy. The energy efficiency of dwellings on adjoining lots is not unreasonably reduced as a result of the proposal, as demonstrated by the shadow diagrams. Habitable rooms and private open spaces are provided with sufficient solar access.
	Living areas and private open space should be located on the north side of the development, if practicable.		<b>Standard met</b> Dwelling 1 and Dwelling 3 have located the living areas and SPOS to the northern side of the subject lot. Dwelling 2 have located their SPOS to the centre of the subject lot with good access to northern light due to there being no built form directly north of the SPOS.
	Developments should be designed so that solar access to north-facing windows is maximised.		<b>Standard met</b> Dwelling 2 does not provide any north-facing windows, however, Dwelling 2 does provide ample western and eastern facing HRW. Additionally, Dwelling 1 and 3 both provides substantial north, western and eastern facing HRW windows allowing solar access to be maximised throughout the site.
<b>Decision Guidelines</b>	The design response.		
	The size, orientation and slope of the lot.		
	The existing amount of solar access to abutting properties.		
	The availability of solar access to north-facing windows on the site.		
	The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.		
	Whether the existing rooftop solar energy system on an adjoining lot is appropriately located		
	The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.		
<b>Objectives</b>	To achieve and protect energy efficient dwellings and residential buildings.		<b>Objective met</b>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.03-6 Open space objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B11</b>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>• Be substantially fronted by dwellings, where appropriate.</li> <li>• Provide outlook for as many dwellings as practicable.</li> <li>• Be designed to protect any natural features on the site.</li> <li>• Be accessible and useable.</li> </ul>	<p><b>Not applicable</b></p> <p>No public or communal open space provided on site.</p>
<b>Decision Guidelines</b>	<p>Any relevant plan or policy for open space in the PPF and the LPPF, including the MSS and local planning policies.</p> <p>The design response.</p>	
<b>Objective</b>	<p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>✓ <b>Objective met</b></p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.03-7 Safety objective**

Title & Objective		Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B12		Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.	<b>✓ Standard met</b> The entrances of Dwellings 1 and 2 are visible from Bakers Road. The Dwelling 3 entrance is visible from the internal driveway.
		Planting which creates unsafe spaces along streets and accessways should be avoided.	<b>✓ Standard met with conditions</b> A landscape plan has not been provided; however the development has the opportunity to provide safe planting along the street frontage and accessways. A condition of permit requires the provision of an appropriate landscape plan.
		Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.	<b>✓ Standard met</b> The development provides sensor lighting in car parking areas and passive surveillance is provided through habitable room windows at the front of the dwellings.
		Private spaces within developments should be protected from inappropriate use as public thoroughfares.	<b>✓ Standard met</b> Private spaces are fenced or delineated by buildings
		The design response.	
Decision Guidelines			
Objectives		To ensure the layout of development provides for the safety and security of residents and property.	<b>✓ Objective met</b>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.03-8 Landscaping objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B13	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Protect any predominant landscape features of the neighbourhood.</li> <li>• Take into account the soil type and drainage patterns of the site.</li> <li>• Allow for intended vegetation growth and structural protection of buildings.</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>• Provide a safe, attractive and functional environment for residents.</li> </ul>	<p>✓ <b>Standard met with conditions</b></p> <p>A landscape plan has not been provided however the development provides ample opportunity to provide appropriate landscaping throughout the site, including the front setback and areas of SPOS.</p> <p>A condition of permit requires the provision of a landscape plan.</p>
	<p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p>	<p>✓ <b>Standard met</b></p> <p>No trees have been proposed to be retained.</p>
	<p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made</p>	<p>✓ <b>Standard met</b></p> <p>There is no evidence that any significant trees have been removed from the site within the 12 months prior to the application being made.</p>
	<p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p>✓ <b>Standard met with conditions</b></p> <p>A landscape plan is required as a condition of permit to provide appropriate planting, paving and lighting as part of the condition to the planning permit.</p>
	<p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p> <p><b><i>All schedules to all residential zones:</i></b></p> <p><b><i>"70% of ground level front setback, and side and rear setbacks, planted with substantial landscaping and canopy trees."</i></b></p>	<p>✗ <b>Standard not met</b></p> <p>Total front setback area is 154.6 metres<sup>2</sup></p> <p>88.9 square metres is set aside within the front setback for landscaping opportunities.</p> <p>Proposal therefore provides 57.5% of the ground level front setback for landscaping opportunities.</p> <p>This does not comply with the 70% landscape requirements.</p> <p>However, as detailed within the report, the area of landscaping will be increased once the proposed three (3) crossovers are reduced to two (2) crossovers as per the included planning permit condition.</p> <p>This will ensure that opportunities for landscaping, including canopy trees within the front setback, are further increased.</p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	Any relevant plan or policy for landscape design in the PPF and the LPPF, including the MSS and local planning policies.	
	The design response.	
	The location and size of gardens and the predominant plant types in the neighbourhood.	
	The health of any trees to be removed.	
	Whether a tree was removed to gain a development advantage.	
<b>Objectives</b>	To encourage development that respects the landscape character of the neighbourhood.	<b>✓ Objective met</b> The ground floorplan provides demonstrates that there is ample opportunity for landscaping to be provided throughout the site.
	To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.	
	To provide appropriate landscaping.	
	To encourage the retention of mature vegetation on the site.	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

<b>Clause 55.03-9 Access objective</b>	
<b>Title &amp; Objective</b>	<b>Standard (Summarised)</b>
<b>Standard B14</b>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul>
	<p><b>Standard Met/Standard Not Met/NA</b></p> <p><b>X Standard not met</b></p> <p>The eastern front boundary is 21.85 metres in length and provides for three accessways (one retained accessway and two proposed accessways). The proposed width of all three (3) accessways along the street frontage is 41.18% and exceeds the requirement of 33% and is therefore an area of non-compliance.</p> <p>As detailed within the report, a condition of permit will require the consolidation of the two (2) crossovers for Dwellings 2 and 3, to provide common access to Dwellings 2 and 3 via a shared single width crossover which will splay within the site to provide access to each respective garage.</p> <p>Currently, the three (3) crossovers occupy 9 metres of the frontage width. With the inclusion of the above condition, this will be reduced to 6 metres, which will result in only 27.46% of the frontage being occupied by accessways, which is a greatly improved outcome, resulting in compliance with Standard B14, as well as improving landscaping opportunities within the front setback and further meeting the expectations of Clause 22.09 by resulting in a lesser impact to on-street car parking.</p>
	<p><b>✓ Standard met</b></p> <p>Three crossovers are proposed.</p> <p>One existing crossover is to be retained for Dwelling 1.</p> <p>As detailed above, a condition of permit will require a shared crossover arrangement for Dwellings 2 and 3.</p>
	<p><b>✓ Standard met</b></p> <p>The proposal will result in minimal changes to the existing level of on-street car parking.</p>
	<p><b>Not applicable</b></p> <p>Bakers Road is not a TP22 or TP23</p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	Developments must provide for access for service, emergency and delivery vehicles.	<b>✓ Standard met</b> The proposed accessways provide a minimum width of 3 metres and would be accessible for emergency and delivery vehicles.
<b>Decision Guidelines</b>	The design response.	
	The impact on neighbourhood character.	
	The reduction of on-street car parking spaces.	
	The effect on any significant vegetation on the site and footpath.	
<b>Objectives</b>	To ensure the number and design of vehicle crossovers respects the neighbourhood character.	<b>✓ Objective met</b>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

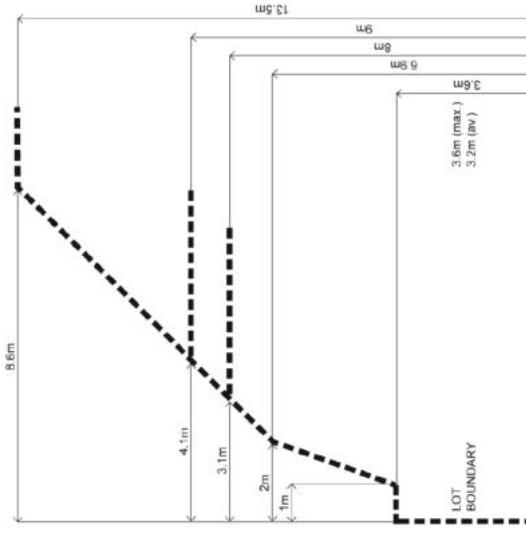
**Clause 55.03-10 Parking location objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B15</b>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> </ul> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p><b>Standard met</b></p> <p>Proposed garages are well connected and integrated into the design of the site and will allow safe and efficient movement on and off the site</p>
<b>Decision Guidelines</b>	The design response.	
<b>Objectives</b>	To provide convenient parking for residents and visitors vehicles.	<b>Objective met</b>
	To protect residents from vehicular noise within developments.	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.04-1 Side and rear setbacks objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B17</b>	<p>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> </ul> <p><b>NRZ1: "A building wall opposite an area of secluded private open space or a window to a living room of an existing dwelling should be setback a minimum of 2 metres."</b></p> <ul style="list-style-type: none"> <li>If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul> <p><b>Diagram B1 Side and rear setbacks</b></p>  <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p>	<p><b>Standard met</b></p> <p>Minimum setback distances from boundaries</p> <p><b>North (sideage)</b> Ground floor: 0 metres First floor: 2 metres</p> <p><b>East (frontage)</b> Ground floor: 7 metres First floor: 7 metres</p> <p><b>South (sideage)</b> Ground floor: 0 metres First floor: 5.7 metres</p> <p><b>West (rear)</b> Ground floor: 1.5 metres</p> <p>Complies</p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	
<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
	The design response.	
	The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.	
	Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.	
	Whether the wall abuts a side or rear lane.	
<b>Objectives</b>	To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	✓ <b>Objective met</b>




**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.04-2 Walls on boundaries objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B18</b>		
	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> <li>For a length of more than the distance specified in the schedule to the zone; or</li> <li>If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</li> </ul> </li> </ul> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200 mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p><b>Standard met</b></p> <p><b>Northern side boundary</b> – length of boundary is 39.62 metres Length of wall on boundary permitted = 17.405 metres Garage one: 6.47m provided</p> <p><b>Southern side boundary</b> – length of boundary is 39.62 metres Length of wall on boundary permitted = 17.405 metres Garage three: 6.4m provided</p> <p>Garages 1 and 3 both comply.</p> <p><b>Not applicable</b></p> <p><b>Standard met</b></p> <p>No other structure within 200mm from a boundary</p> <p><b>Standard met</b></p> <p><b>Northern side boundary – Dwelling 1, garage</b> Average height = 3.2 m</p> <p><b>Southern side boundary - Dwelling 3, garage 3</b> Average height = 3.16 m</p> <p>Both Garage 1 and Garage 3 comply with the standard as no part is higher than 3.6 metres and the average proposed height of the wall on the boundary is 3.2 metres or less. Complies</p>
<b>Decision Guidelines</b>	Any relevant neighbourhood character objective, policy or statement set out in this scheme.	



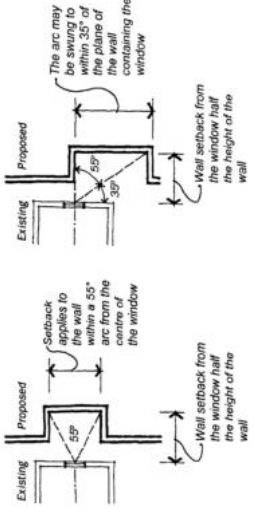
**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	The design response.	
	The extent to which walls on boundaries are part of the neighbourhood character.	
	The impact on the amenity of existing dwellings.	
	The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.	
	The orientation of the boundary that the wall is being built on.	
	The width of the lot.	
	The extent to which the slope and retaining walls or fences reduce the effective height of the wall.	
	Whether the wall abuts a side or rear lane.	
	The need to increase the wall height to screen a box gutter.	
	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	
<b>Objectives</b>		<b>Objective met</b> 



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.04-3 Daylight to existing windows objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B19</b>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Diagram B2 Daylight to existing windows</p>  <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p><b>Standard met</b> All existing habitable room windows adjoining the subject lot are provided with an area greater than 3sqm and a minimum dimension of 1 metre clear to the sky. <b>COMPLIES</b></p> <p><b>Standard met</b> All proposed walls are sufficiently setback to comply with this standard.</p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</p> <p>The impact on the amenity of existing dwellings.</p>	
<b>Objective</b>	To allow adequate daylight into existing habitable room windows.	<b>Objective met</b>



**Clause 55.04-4 North-facing windows objective**

Topple's wheel's existing HEW is between 20° west and 30° east from north



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**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	The impact on the amenity of existing dwellings.	
Objective	To allow adequate solar access to existing north-facing habitable room windows.	✓ Objective met



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

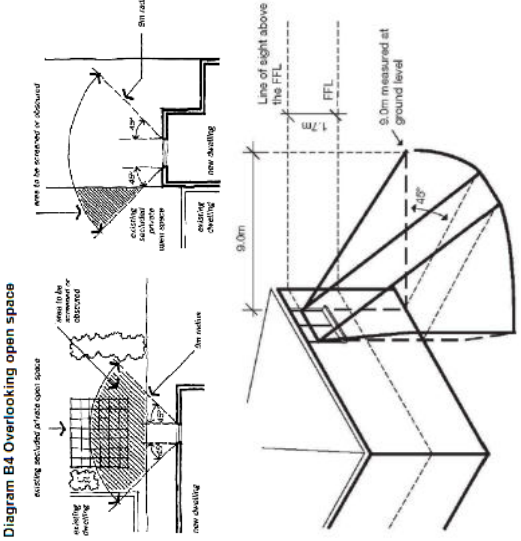
**Clause 55.04-5 Overshadowing open space objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B21</b>	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 Sept.  If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	<b>Standard met</b> Shadow diagrams provided Existing SPOS exceeds this requirement  <b>Standard met</b> Shadow diagrams provided Existing SPOS exceeds this requirement
<b>Decision Guidelines</b>	The design response.	
	The impact on the amenity of existing dwellings.	
	Existing sunlight penetration to the secluded private open space of the existing dwelling.	
	The time of day that sunlight will be available to the secluded private open space of the existing dwelling.  The effect of a reduction in sunlight on the existing use of the existing secluded private open space.	
<b>Objective</b>	To ensure buildings do not significantly overshadow existing secluded private open space.	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.04-6 Overlooking objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<p><b>Standard B22</b></p>	<p>A habitable room window, balcony, terrace, deck, or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p><b>Diagram B4 Overlooking open space</b></p> 	<p><b>Standard met</b></p> <p>Dwelling 1 upper floor windows are obscured to a minimum height of 1.7 metres above the FFL.</p> <p>A 1.9 metre high northern boundary fence is provided and the stairs to the Dwelling 1 SPOS are provided with the obscure glazing to a height of 1.7 metres above the finished floor level, therefore preventing opportunities for overlooking from Dwelling 1.</p> <p>Dwelling 2 provides only a first floor landing/corridor window which faces to the south, which poses no overlooking concerns as this not a habitable room window and furthermore to the south is the reserve.</p> <p>Dwelling 3 ground floor north facing HRW are highlight windows with a sill height a minimum of 1.7 metres above the FFL</p> <p>The raised deck is provided with a 1.7 metre high obscure glazing screening to the north and west to prevent overlooking.</p> <p>Furthermore, the west facing bedroom 2 window of Dwelling 3 is provided with an overlooking diagram which demonstrates that the 1.8 metres high fence with additional 0.3 metre high trellis prevents overlooking to the property to the west.</p> <p>As a result of the above assessment, it is determined that the proposal complies with requirements of the Standard with respect to overlooking.</p> <p><b>Standard met</b></p> <p>All HRWs for Dwellings 1 and 2 have a sill height of at least 1.7 metres above the FFL or are provided with obscure glazing to a minimum height of 1.7 metres above the FFL.</p>
	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>• Have sill heights of at least 1.7 metres above floor level.</li> <li>• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor</li> </ul>	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	level. <ul style="list-style-type: none"> <li>Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul>	
	Obscure glazing in any part of the window below 1.7 metres above floor level may be operable provided that there are no direct views as specified in this standard.	✓ <b>Standard met</b>
	Screens used to obscure a view should be: <ul style="list-style-type: none"> <li>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>Permanent, fixed, and durable.</li> <li>Designed and coloured to blend in with the development.</li> </ul>	✓ <b>Standard met</b> No screens proposed.
	The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	✓ <b>Standard met</b> As detailed above.
<b>Decision Guidelines</b>	The design response.	
	The impact on the amenity of the secluded private open space or habitable room window.	
	The existing extent of overlooking into the secluded private open space and habitable room window of existing dwellings.	
	The internal daylight to and amenity of the proposed dwelling or residential building.	
<b>Objective</b>	To limit views into existing secluded private open space and habitable room windows.	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.04-7 Internal views objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B23</b>	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	<b>Standard met</b> The proposed landing and stairs to the SPOS of Dwelling 1 and 2 is provided with obscure glazing to a minimum height of 1.7 metres above the FFL, minimising the opportunities for internal overlooking.
<b>Decision Guidelines</b>	The design response.	
<b>Objective</b>	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.04-8 Noise impacts objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B24</b>	Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.	<b>✓ Standard met</b> No noise generating sources (such as mechanical plant equipment) are located near bedrooms of adjoining existing dwellings.
	Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties.	<b>✓ Standard met</b> There are no relevant noise sources on the adjoining properties. Immediately adjoining properties are used for residential purposes, with the exception of the reserve to the south.
	Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.	<b>✓ Standard met</b> The site is not located close to busy roads or industry.
	The design response.	
<b>Decision Guidelines</b>		
<b>Objectives</b>	To contain noise sources within development that may affect existing dwellings.	
	To protect residents from external noise.	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.05-1 Accessibility objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B25	The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	<b>✓ Standard met with variance</b> Dwelling 1, 2 and 3 feature an entry with a small step to the living areas on the ground floor.
Objective	To encourage the consideration of the needs of people with limited mobility in the design of developments.	<b>✓ Objective met</b>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.05-2 Dwelling entry objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B26</b>	<p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> <li>• Be visible and easily identifiable from streets and other public areas.</li> <li>• Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul>	<p>✓ <b>Standard met</b></p> <p>The entries to the dwellings are visible and easily identifiable from either the street or internal accessway and provide shelter, sense of personal address and a transitional space around the entry.</p>
<b>Objective</b>	To provide each dwelling or residential building with its own sense of identity.	<p>✓ <b>Objective met</b></p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.05-3 Daylight to new windows objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B27</b>	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> <li>• An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> <li>• A verandah provided it is open for at least on third of its perimeter, or</li> <li>• A carport provided it has two or more open sides and is open for at least on third of its perimeter.</li> </ul>	<p><b>Standard met</b></p> <p>✓ All new windows face an outdoor space clear to sky with a minimum area of 3sqm and a minimum dimension of 1 metre.</p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>Whether there are other windows in the habitable room which have access to daylight.</p>	
<b>Objective</b>	<p>To allow adequate daylight into new habitable room windows.</p>	<p><b>Objective met</b></p> <p>✓</p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.05-4 Private open space objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<p><b>Standard B28</b></p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p><u>RGZ1:</u> <i>None specified</i></p> <p><u>RGZ2:</u> <i>"As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from a living room."</i></p> <p><u>GRZ1:</u> <i>"An area of 50 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 30 square metres and a minimum dimension of 5 metres and convenient access from a living room; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p> <p><u>GRZ2:</u> <i>"As per the B28 40 sq m requirement, with the 25 sq m of secluded private open space at ground level having a minimum dimension of 5 metres; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p> <p><u>GRZ3:</u> <i>"As per B28; or a balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p> <p><u>NRZ1:</u> <i>"An area of 60 square metres of ground level, private open space, with an area of secluded private open space at the side or rear of the dwelling with a minimum area of 40 square metres with a minimum dimension of 5 metres and convenient access from a living room; or</i></p> <p><i>A balcony or rooftop with a minimum area of 10 square metres with a minimum width of 2 metres that is directly accessible from the main living area."</i></p>	<p><b>Standard met</b></p> <p>Ground floor private open space as follows:</p> <ul style="list-style-type: none"> <li>• Dwelling One A total area of 95.60 square metres provided to the front, side and rear of the dwelling, including a secluded private open space area of 42.12 square metres with a minimum dimension of 5 metres and convenient access from a living area.</li> <li>• Dwelling Two A total area of 85.40 square metres provided to the front, side and rear of the dwelling, including a secluded private open space area of 40.66 square metres with a minimum dimension of 5 metres and convenient access from a living area.</li> <li>• Dwelling Three A total area of 95.58 square metres provided to the front and rear of the dwelling, including a secluded private open space area of 54.08 square metres with a minimum dimension of 5.815 metres and convenient access from a living area.</li> </ul>



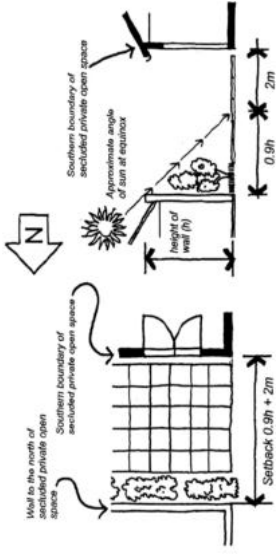
**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

	<p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>• An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</li> <li>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul> <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The useability of the private open space, including its size and accessibility.</p> <p>The availability of and access to public or communal open space.</p> <p>The orientation of the lot to the street and the sun.</p>	
<b>Objective</b>	To provide adequate private open space for the reasonable recreation and service needs of residents.	✓ <b>Objective met</b>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.05-5 Solar access to open space objective**

Standard (Summarised)		Standard Met/Standard Not Met/NA
<b>Title &amp; Objective</b>		
<b>Standard B29</b>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p> <p><b>Diagram B5 Solar access to open space</b></p> 	<p>✓ <b>Standard met</b></p> <p>The primary SPOS area of all dwellings is located to the north and west for Dwellings 1, 2 and 3, with good access to northern light.</p> <p>This is considered to be the most appropriate configuration due to the orientation of the subject site</p> <p>✓ <b>Standard met</b></p>
<b>Decision Guidelines</b>	<p>The design response.</p> <p>The useability and amenity of the secluded private open space based on the sunlight it will receive.</p>	
<b>Objective</b>	To allow solar access into the secluded private open space of new dwellings and residential buildings.	✓ <b>Objective met</b>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.05-6 Storage objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B30	Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	<b>✓ Standard met</b> Each dwelling is provided with 6 cubic metres of externally accessible storage (either within POS areas or garage), located outside their respective primary SPOS areas.
Objective	To provide adequate storage facilities for each dwelling.	<b>✓ Objective met</b>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.06-1 Design detail objective**

Title & Objective		Standard (Summarised)	Standard Met/Standard Not Met/NA
Standard B31		The design of buildings, including: <ul style="list-style-type: none"> <li>• Façade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves, and parapets,</li> </ul> should respect the existing or preferred neighbourhood character.	<p><b>Standard met</b></p> <p>The design of the dwellings generally respects the existing and preferred neighbourhood character via a pitched roof form with eaves and traditional window and door proportions.</p> <p>Proposed façade articulation and detailing also respects the existing and preferred neighbourhood character of the immediate area and surrounds.</p>
		Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	<p><b>Standard met</b></p> <p>Proposed garages are visually compatible with the development and the existing and preferred neighbourhood character.</p>
Decision Guidelines		Any relevant neighbourhood character objective, policy or statement set out in this scheme.	
		The design response.	
		The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.	
Objective		Whether the design is innovative and of a high architectural standard.	
		To encourage design detail that respects the existing or preferred neighbourhood character.	<p><b>Objective met</b></p>



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.06-2 Front fences objective**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA						
Standard B32	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"><li>The maximum height specified in a schedule to the zone, or</li></ul> <p><b><i>All schedules to all residential zones:</i></b></p> <p><b><i>“Maximum 1.5 metre height in streets in Transport Road Zone 2</i></b></p> <p><b><i>1.2 metre maximum height for other streets”</i></b></p> <ul style="list-style-type: none"><li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</li></ul> <p>Table B3 Maximum front fence height</p> <table><tr><th>Street Context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Transport Zone 2</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table>	Street Context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	<p>✓ <b>Standard met</b></p> <p>No front fence proposed.</p> <p>✓ <b>Standard met</b></p> <p>No front fence proposed.</p>
Street Context	Maximum front fence height							
Streets in a Transport Zone 2	2 metres							
Other streets	1.5 metres							
Decision Guidelines	<p>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>The design response.</p> <p>The setback, height and appearance of front fences on adjacent properties.</p> <p>The extent to which slope and retaining walls reduce the effective height of the front fence.</p> <p>Whether the fence is needed to minimise noise intrusion.</p>							
Objective	To encourage front fence design that respects the existing or preferred neighbourhood character.	✓ <b>Objective met</b>						



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.06-3 Common property objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B33</b>	Developments should clearly delineate public, communal, and private areas.	<p>✓ <b>Standard met</b></p> <p>Although the current layout requires no common property due to the independent vehicular access to each dwelling, as detailed within the report, a condition of permit will require common access via a single width crossover for Dwellings 2 and 3. The common property will be limited to the common accessway for these dwellings.</p>
<b>Objectives</b>	Common property, where provided, should be functional and capable of efficient management.	<p>✓ <b>Standard met</b></p>
	<p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive, and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	



**2.2.2 Town Planning Application - No. 4 Bakers Road, Dandenong North (Planning Application No. PLN22/0225) (Cont.)**

**Clause 55.06-4 Site services objectives**

Title & Objective	Standard (Summarised)	Standard Met/Standard Not Met/NA
<b>Standard B34</b>	The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.	<b>Standard met</b> The layout of the development provides sufficient space for facilities and services to be installed and maintained.
	Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.	<b>Standard met</b> All facilities are adequate in size and blend in with the development.
	Bin and recycling enclosures should be located for convenient access by residents.	<b>Standard met</b> All dwellings are provided with adequate bin enclosures and are conveniently accessible.
	Mailboxes should be provided and located for convenient access as required by Australia Post.	<b>Standard met</b> Mailboxes are located on the street frontage.
	The design response.	
<b>Decision Guidelines</b>		
<b>Objectives</b>	To ensure that site services can be installed and easily maintained.	<b>Objective met</b>
	To ensure that site facilities are accessible, adequate, and attractive.	



### **2.2.3 Planning Decisions Issued by Planning Minister's Delegate - November and December 2022**

File Id: qA280444  
Responsible Officer: Director City Planning Design & Amenity  
Attachments:

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#### **1. Report Summary**

This report provides Council with an update on the exercise of delegation by Planning Minister's delegate.

No decisions were reported for the months of November and December 2022.

#### **2. Recommendation**

**That the report be noted.**



#### **2.2.4 Planning Delegated Decisions Issued - November and December 2022**

File Id:	qA280
Responsible Officer:	Director City Planning Design & Amenity
Attachments:	Planning Delegated Decisions Issued November and December 2022

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### **1. Report Summary**

This report provides Council with an update on the exercise of delegation by Council officers.

It provides a listing of Town Planning applications that were either decided or closed under delegation or withdrawn by applicants in November and December 2022.

It should be noted that where permits and notices of decision to grant permits have been issued, these applications have been assessed as being generally consistent with the Planning Scheme and Council's policies.

Application numbers with a PLA#, PLN#.01 or similar, are applications making amendments to previously approved planning permits.

The annotation 'SPEAR' (Streamlined Planning through Electronic Applications and Referrals) identifies where an application has been submitted electronically. SPEAR allows users to process planning permits and subdivision applications online.

### **2. Recommendation**

**That the items be received and noted.**



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**2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)**

**STATUTORY PLANNING APPLICATIONS**

**PLANNING DELEGATED DECISIONS ISSUED -  
NOVEMBER AND DECEMBER 2022**

**ATTACHMENT 1**

**PLANNING DELEGATED  
DECISIONS ISSUED  
NOVEMBER AND DECEMBER 2022**

**PAGES 23 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

City of Greater Dandenong

Planning Delegated Decisions Issued from 01/11/2022 to 31/12/2022

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA22/0029	PInAppAnd	No	22-24 Cahill Street DANDENONG SOUTH VIC 3175	Walor Pty Ltd ATF Walor Trust	AMENDMENT TO: The use of the site for the purpose of a Transfer Station & Materials Recycling (Resource Recovery) buildings and works, and a reduction of the car parking requirement for Industry pursuant to Clause 52.06 of the Greater Dandenong Planning Scheme (PLN13/0423)	Amend planning permit conditions 1.1, 7 and 9-13 relating to fence height	Delegate	AmendPerm	23/11/2022	Dandenong
PLA22/0037	PInAppAnd	No	2/12 Zenith Road DANDENONG SOUTH VIC 3175	Human Habitats	AMENDMENT TO: Use of the land for Industry (Animal Processing), construct and carry out buildings and works, and a reduction in car parking requirements (PLN09/0356)	Amend planning permit to allow retention of existing	Delegate	AmendPerm	11/11/2022	Dandenong
PLA22/0039	PInAppAnd	No	247-263 Greens Road DANDENONG SOUTH VIC 3175	Belfield Planning Consultants Pty Ltd	AMENDMENT TO: The use and development of the land for warehousing, offices, medical centre, convenience restaurant and food and drink Premises; Buildings and works in association with a service station, shops and a supermarket and alteration to access to a road in a Road Zone, Category 1 (PLN16/0046)	Amend permit preamble to include reduction in car parking and amend endorsed plans to allow outdoor seating area and additional signage	Delegate	AmendPerm	08/11/2022	Dandenong
PLA22/0042	PInAppAnd	No	14-22 Discovery Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	AMENDMENT TO: The development of the land for an industrial building and a reduction in car parking requirements under Clause 52.06 (PLN20/0073)	Amend permit to allow addition of industry as a use and reduction in car parking requirements	Delegate	AmendPerm	14/11/2022	Dandenong
KS LIFK						1			03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA22/0052	PInAppAnd	No	141 Buckley Street NOBLE PARK VIC 3174	C Hout	Amendment to PLN20/0065 issued for the development of the land for one (1) double storey dwelling to the rear of an existing single storey dwelling, to allow for additional buildings and works to dwelling 2	No response to further information request	Delegate	Lapsed	08/12/2022	Noble Park
PLA22/0075	PInAppAnd	No	150 Bayliss Road DANDENONG SOUTH VIC 3175	Saltia Properties (Lyndhurst) Pty Ltd	Amendment to PLN19/0334 issued for the development of the land for a warehouse and a reduction in car parking, to allow for the construction of one (1) additional warehouse and a further reduction in the car parking requirements.	Amend endorsed plans to allow increase in warehouse floor area to 43880sqm	Delegate	AmendPerm	18/11/2022	Dandenong
PLA22/0079	PInAppAnd	No	31 MacPherson Street DANDENONG VIC 3175	SMART Town Planning Pty Ltd	AMENDMENT TO: Development of the land for five (5) dwellings comprising four (4) double storey dwellings and one (1) single storey dwelling (PLN19/0338)	Amend endorsed plans to reflect South East Water requirements providing a rear setback of 2.4m	Delegate	AmendPerm	25/11/2022	Dandenong
PLA22/0080	PInAppAnd	No	21-23 Lowwood Avenue KEYSBOROUGH VIC 3173	Hengfeng Investment Group Pty Ltd	AMENDMENT TO: Development of the land for forty two (42) dwellings, multi lot subdivision, native vegetation removal and creation of reserves (PLN17/0489)	Amend endorsed plans relating to trees noted for removal and retention	Delegate	AmendPerm	10/11/2022	Keysborough
PLA22/0089	PInAppAnd	No	22 Hemmings Street DANDENONG VIC 3175	J Gaba	AMENDMENT TO: Development of the land for five (5) double-storey dwellings (PLN21/0695)	Amend endorsed plans to allow structural support posts	Delegate	AmendPerm	22/11/2022	Yarraman
KSLIFK					2				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA22/0104	PnAppAnd	No	754-768 Princes Highway SPRINGVALE VIC 3171	Ouson Group	AMENDMENT TO: The use and development of the site for the purpose of a Service Station, Food and Drink Premises (Restaurant), Restricted Recreation Facility (Gym), Medical Centre and Shop, construct buildings and works associated with a supermarket, restricted retail premises and office, erect and display illuminated and non-illuminated business identification and high wall signage, to reduce the bicycle parking requirements, to reduce the car parking requirements and to alter access to a Road Zone Category 1, all in accordance with the endorsed plans (PLN15/0199)	Amend endorsed plans to construct a car wash, business identification sign, deletion of 4 car parking spaces	Delegate	AmendPerm	21/12/2022	Springvale North
PLA22/0105	PnAppAnd	No	452 Cheltenham Road KEYSBOROUGH VIC 3173	Innovative Verandahs	Development of the land for one hundred and sixteen (116) dwellings and alteration of access to a road in a Road Zone Category 1 (PLN17/0603)	Amend endorsed plans to allow construction of a verandah to a dwelling	Applicant	Withdrawn	07/12/2022	Keyborough South
PLA22/0106	PnAppAnd	No	4 Morris Court SPRINGVALE VIC 3171	F Ballan	AMENDMENT TO: Development of the land for two (2) double storey dwellings (PLN21/0133)	Amend plans to allow alteration to unit 2 garage wall height	Delegate	AmendPerm	08/12/2022	Springvale North
PLA22/0110	PnAppAnd	No	1/28 Fifth Avenue DANDENONG VIC 3175	Beveridge Williams	AMENDMENT TO: Subdivision of the land into three (3) lots (PLN21/0262) SPEAR	Delete permit conditions 3 and 4 relating to building regulations and open space contribution as exempt under the planning scheme	Delegate	AmendPerm	16/12/2022	Yarraman
KS LIFK					3				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLA22/0113	PInAppAnd	No	7 Romsey Street NOBLE PARK VIC 3174	MG Land Surveyors	AMENDMENT TO: Subdivision of the land into four (4) lots (PLN21/0429) SPEAR	Delete permit Condition 4 relating to Building Regulations	Delegate	AmendPerm	14/12/2022	Noble Park
PLA22/0116	PInAppAnd	No	1 Haresta Avenue DANDENONG VIC 3175	MU Riaz	AMENDMENT TO: Subdivision of the land into three (3) lots (PLN21/0312)	Delete permit Condition 7 relating to Building Regulations	Delegate	AmendPerm	14/12/2022	Dandenong
PLA22/0120	PInAppAnd	No	34 Union Grove SPRINGVALE VIC 3171	R D Carter & Associates Pty Ltd	AMENDMENT TO: Subdivision of the land into three (3) lots (PLN22/0014) SPEAR	Delete permit Condition 4 relating to Building Regulations	Delegate	AmendPerm	16/12/2022	Springvale Central
PLA22/0122	PInAppAnd	No	194-198 Cheltenham Road KEYSBOROUGH VIC 3173	United Energy Distribution Pty Ltd	AMENDMENT TO: Development of land for industry (depot) (PLN22/0116)	Amend endorsed plans to allow various changes including fencing, parking, building levels, bins, tree protection measures and cable drum and pole storage locations	Delegate	AmendPerm	23/12/2022	Keysborough
KS LIFK					4				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN10/0807.02	PInAppAnd	No	20-30 Ian Street NOBLE PARK VIC 3174	Grey Street LV Construction Pty Ltd	AMENDMENT TO: Amendment to planning permit PLN10/0807.01, which allows for use and development of the land for the purpose of student accommodation (eighty-three dwellings for student accommodation), the construction of six shops, and a reduction in car parking, in accordance with the endorsed plans.	Permit has expired and proposal is contrary to requirements of s173 agreement	Delegate	Refusal	18/11/2022	Yarraman
PLN20/0449	PInApp	No	33 Nockolds Crescent NOBLE PARK VIC 3174	Architekton Ltd	The amendment seeks to amend the permit preamble, amend the permit conditions and amend the endorsed plans to allow for conversion of the student accommodation to residential hotel. Development of the land for four (4) double storey dwellings (in stages)	General Residential 1 Zone, 950sqm	Applicant	Withdrawn	11/11/2022	Springvale North
PLN21/0079	PInApp	No	12 Ian Street NOBLE PARK VIC 3174	AnC Planning Consultants	Use part of the land for the purpose of a Place of Assembly	Commercial 1 Zone, additional use of property for shisha cafe	Delegate	NOD	09/11/2022	Yarraman
PLN21/0107	PInApp	No	348 Springvale Road SPRINGVALE VIC 3171	V Tran	Use and development of the land for a child care centre, display of business identification signage, a reduction in the car parking requirements, and alteration of access to a road in a Transport Zone 2	General Residential 1 Zone	Applicant	Withdrawn	23/11/2022	Springvale Central
KS LIFK					5				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0121	PtnApp	No	9 Belmont Avenue DANDENONG NORTH VIC 3175	SP Arch Design Pty Ltd	Use and development of the land for community care accommodation	General Residential 1 Zone, community care accommodation facility	Applicant	Withdrawn	23/11/2022	Noble Park North
PLN21/0452	PtnApp	No	86 Langhorne Street DANDENONG VIC 3175	O Alsharbat	Development of the land for three (3) double storey dwellings	General Residential 1 Zone, 721sqm	Delegate	PlanPermit	16/12/2022	Dandenong
PLN21/0508	PtnApp	No	32-34 Bennet Street DANDENONG VIC 3175	Ace Recycling Group Pty Ltd	Use and development of the land for materials recycling	Proposal is inconsistent with Section 4 of the Planning and Environment Act 1987, fails to comply with Clause 13.07-1S, Clause 21.04-3 (Industrial), Clause 17.03-2S, Clause 19.03-5S and Clause 65	Delegate	Refusal	11/11/2022	Dandenong
PLN21/0542	PtnApp	No	6 Moya Crescent NOBLE PARK VIC 3174	T Nguyen	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	30/11/2022	Springvale Central
PLN21/0543	PtnApp	No	885 Thompsons Road LYNDHURST VIC 3975	H Parker	Creation of access to a road in a Transport Zone 2 and vegetation removal	Proposal fails to comply with Clause 12.01-1S, Clause 21.06, Clause 52.17 and Clause 65	Delegate	Refusal	11/11/2022	Dandenong
KSLIFK					6				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0574	PInApp	No	8 Briggs Crescent NOBLE PARK VIC 3174	Ratio Consultants Pty Ltd	Development of the land for five (5) double storey dwellings	General Residential 1 Zone, 1156sqm	Delegate	NOD	19/12/2022	Yarraman
PLN21/0596	PInApp	No	177 Gladstone Road DANDENONG NORTH VIC 3175	Con Tsourounakis	Use and development of the land for a Child Care Centre and a reduction in the car parking requirement	No response to further information request	Delegate	Lapsed	07/12/2022	Cleeland
PLN21/0619	PInApp	No	51 Arnold Street NOBLE PARK VIC 3174	Mavi Designs Pty Ltd	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 557sqm	Delegate	NOD	02/11/2022	Noble Park
PLN21/0629	PInApp	No	1/12/18 Heatherdon Road NOBLE PARK VIC 3174	Keeth Design Pty Ltd	Development of the land for one (1) dwelling on a lot less than 300 square metres and to create or alter access to a road in a Transport Zone 2	General Residential 1 Zone	Delegate	PlanPermit	16/11/2022	Yarraman
PLN21/0634	PInApp	No	54-56 Licola Crescent DANDENONG SOUTH VIC 3175	Lascaris Murat Designs	Use and development of the land for a warehouse, the display of business identification signage and a reduction in the car parking requirements	Industrial 2 Zone	Delegate	PlanPermit	30/11/2022	Dandenong
PLN21/0670	PInApp	No	3 Oldmeadow Street DANDENONG NORTH VIC 3175	AA Haidari	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 754sqm	Delegate	NOD	29/11/2022	Cleeland
KSLIFK					7				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN21/0683	PlnApp	No	2 Moodemere Street NOBLE PARK VIC 3174	A Singh	Development of the land for two (2) double storey dwellings	Proposal does not respond to Clauses 15.01-1S, 15.01-2S, 21.05-1 (Urban Design Objectives), 22.09-3.1 and 22.09-3.3 (Landscaping and Car Parking) and does not meet various Objectives and Standards of Clause 55	Delegate	Refusal	17/11/2022	Noble Park
PLN21/0689	PlnApp	No	20 Rhodes Street SPRINGVALE VIC 3171	Aldo Dincicantonio Architect	The development of the land for three (3) double storey dwellings	General Residential 1 Zone, 839sqm	Delegate	PlanPermit	10/11/2022	Springvale North
PLN21/0715	PlnApp	No	50 Keys Road KEYSBOROUGH VIC 3173	Gary Johnston Building Design	Development of the land for one (1) dwelling	Green Wedge Zone	Delegate	PlanPermit	30/11/2022	Keysborough South
PLN21/0721	PlnApp	No	1/4 Brady Road DANDENONG NORTH VIC 3175	AMS Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	16/11/2022	Dandenong North
PLN22/0002	PlnApp	No	145 Harwood Road BANGHOLME VIC 3175	Keep up with Jones Design	Development of the land for a replacement dwelling	Green Wedge Zone, 3052sqm	Delegate	PlanPermit	07/11/2022	Keysborough South
KS LIFK					8				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/006	PInApp	No	34 Shepreth Avenue NOBLE PARK VIC 3174	RD Design and Drafting Pty Ltd	Development of the land for three (3) double storey dwellings	Proposal does not respond to Clauses 15.01-1S, 15.01-2S, 21.05-1 (Urban Design Objectives), design objectives in GRZ1, does not meet design principles Clauses 22.09-3.1 and 22.09-3.3 (Landscaping and Car Parking) and various clauses in Clause 55	Delegate	Refusal	18/11/2022	Noble Park
PLN22/0022	PInApp	No	24 Moodemere Street NOBLE PARK VIC 3174	MM Simona	To construct one (1) single storey dwelling to the rear of an existing dwelling and alterations and additions to the existing dwelling	General Residential 1 Zone, 989sqm	Delegate	PlanPermit	21/12/2022	Noble Park
PLN22/0036	PInApp	No	392 Princes Highway NOBLE PARK NORTH VIC 3174	Crosier Scott & Associates Pty Ltd	Buildings and works and to display internally illuminated business identification signs, electronic signs and alteration of access to a Transport Zone 2	Commercial 2 Zone, extension to drive through roof and additional signage	Delegate	PlanPermit	14/11/2022	Noble Park North
PLN22/0066	PInApp	No	114 Fernside Drive BANGHOLME VIC 3175	MBDesignStudio Pty Ltd	Use and development of the site for freezing and cool storage, a rural store and a vehicle store with reduced setbacks and a reduction in the car parking requirements	The proposal does not meet the relevant objectives of Planning Victoria, Clause 11.01-1R (Green Wedges - Metropolitan Melbourne), Clause 13.03-1S (Floodplain Management), Clause 14.01-1S (Design for Rural Areas), 15.03-2S (Aboriginal Cultural Heritage), Clause 21.06-3 and Clause 22.02 (Green Wedge), Clause 22.06 (Environmentally Sustainable Development)	Delegate	Refusal	21/12/2022	Keyborough South
PLN22/0068	PInApp	No	29 Theodore Avenue NOBLE PARK VIC 3174	Quang Pham Architecture	Development of the land for one (1) single storey dwelling to the rear of an existing, and construct and carry out works to the existing dwelling	General Residential 1 Zone, 783sqm	Delegate	PlanPermit	16/12/2022	Noble Park
KSLIFK					9				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0080	PtnApp	No	14 Bailey Court SPRINGVALE VIC 3171	Phuoc Tan Vuong	Development of the land for two (2) double storey dwellings	No response to further information request	Delegate	Lapsed	14/11/2022	Springvale Central
PLN22/0100	PtnApp	No	59 David Street DANDENONG VIC 3175	Creative Living Innovations Pty Ltd	Development of the land for three (3) dwellings comprising two (2) double storey dwellings and one (1) single storey dwelling	General Residential 1 Zone, 747sqm	Delegate	NOD	30/11/2022	Cleland
PLN22/0103	PtnApp/Vic	Yes	18 Park Drive DANDENONG SOUTH VIC 3175	Phil Bernardo Drafting Pty Ltd	Construction of a canopy to an existing warehouse building VICSMART	Industrial 1 Zone	Delegate	PlanPermit	23/11/2022	Dandenong
PLN22/0119	PtnApp	No	4 Boyd Court DANDENONG NORTH VIC 3175	TJ Appleby	Development of the land for a single storey dwelling to the rear of an existing dwelling, alterations to the existing dwelling, and the removal of Easement E-1	Proposal fails to comply with Clause 21.05 (Built Form), Clause 55.02-02 (Residential Policy Objectives), Clause 32.08 (General Residential Zone, Schedule 1), Clause 22-09-3.1 (Design Principles) Clause 22.09-3.3 (Incremental Change Area), Clause 52.06 (Design Standard 5: Urban Design), various objectives and standards of Clause 55, Clause 65	Delegate	Refusal	28/12/2022	Cleland
PLN22/0136	PtnApp	No	3 Soden Road BANGHOLME VIC 3175	Apex Town Planning	Use and development of part of the land for a plant nursery and the display of business identification signage	Green Wedge Zone, 5026sqm, construct 3 greenhouse tunnels, plant nursery	Delegate	PlanPermit	21/12/2022	Keysborough South
KSLIFK					10				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0137	PtnApp	No	89 Ordish Road DANDENONG SOUTH VIC 3175	Polytrade Recycling Pty Ltd trading as Polytrade Recycling	Use and development of the land for materials recycling and a reduction in the car parking requirements	No response to further information request	Delegate	Lapsed	07/12/2022	Dandenong
PLN22/0154	PtnApp	No	139 Chapel Road KEYSBOROUGH VIC 3173	Clause 1 Planning	Use of land for student accommodation	General Residential 2 Zone, use of existing school gymnasium for overnight stays for school tutoring	Delegate	PlanPermit	21/12/2022	Keysborough South
PLN22/0156	PtnApp	No	6 Balkan Court DANDENONG NORTH VIC 3175	GVK Town Planning	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 613sqm	Delegate	PlanPermit	03/11/2022	Dandenong North
PLN22/0178	PtnApp	No	155 Princes Highway DANDENONG VIC 3175	Keen Design Pty Ltd	Use and development of the land for a medical centre and the creation/alteration of access to a road in a Transport Zone 2	No response to further information request	Delegate	Lapsed	18/11/2022	Yarraman
PLN22/0183	PtnApp	No	11 Neale Street SPRINGVALE VIC 3171	ABS Design & Construction Services	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 585.3sqm	Delegate	NOD	29/11/2022	Springvale Central
PLN22/0191	PtnApp	No	2 Abbots Road DANDENONG SOUTH VIC 3175	Stephen D'Andrea Pty Ltd	Development of the land for warehouse	Industrial 1 Zone, 4713sqm, development of warehouse and ancillary office	Delegate	PlanPermit	21/11/2022	Dandenong
KS LIFK					11				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0192	PtnApp	No	39 Swift Way DANDENONG SOUTH VIC 3175	Number34 Pty Ltd	The development of the land for an industrial building extension with a reduction of the car parking requirement	Industrial 1 Zone	Delegate	PlanPermit	07/11/2022	Dandenong
PLN22/0198	PtnApp	No	110-116 Bangholme Road DANDENONG SOUTH VIC 3175	Hilton Manufacturing Pty Ltd	To display an electronic, illuminated business identification sign	Industrial 2 Zone, one business identification sign	Delegate	PlanPermit	02/11/2022	Dandenong
PLN22/0199	PtnApp	No	18 Kelly Court SPRINGVALE VIC 3171	Stephen D'Andrea Pty Ltd	Development of the land for two (2) warehouse buildings	Industrial 1 Zone	Delegate	NOD	28/11/2022	Springvale North
PLN22/0201	PtnApp	No	14 Dandenong Street DANDENONG VIC 3175	Creative Living Innovations Pty Ltd	Development of the land for a warehouse	Industrial 1 Zone	Delegate	PlanPermit	25/11/2022	Dandenong
PLN22/0209	PtnApp	No	27-31 Thomas Murrell Crescent DANDENONG SOUTH VIC 3175	Powerhouse Aus-Global Projects P/L	Buildings and Works (Industrial Building) and a reduction in the car parking requirements associated with an Industry Use	Proposal fails to provide appropriate and adequate car parking (Clause 52.06). proposal would result in a breach of registered restrictive covenant and proposal is not in accordance with landscaping under Clause 22.03-3	Delegate	Refusal	02/12/2022	Dandenong
KSLIFK									03/01/2023	

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## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0215	PtnApp	No	1/1 Healey Road DANDENONG SOUTH VIC 3175	ESR Australia	To display business identification signage and internally illuminated business identification signage	Industrial 1 Zone, business identification signs to be updated due to rebranding	Delegate	PlanPermit	21/12/2022	Dandenong
PLN22/0218	PtnApp	No	2 Morris Court SPRINGVALE VIC 3171	JJ Development Holdings Pty Ltd	Development of the land for two (2) double storey dwellings	General Residential 1 Zone, 587sqm	Delegate	PlanPermit	28/12/2022	Springvale North
PLN22/0248	PtnApp	No	1671-1673 Centre Road SPRINGVALE VIC 3171	GWS Centre Road Property Pty Ltd	Development of the land for one (1) warehouse building and the alteration of access to a road in a Transport Zone 2	Industrial 1 Zone, 8056sqm, warehouse	Delegate	PlanPermit	08/12/2022	Springvale North
PLN22/0256	PtnApp	No	8 Futura Road KEYSBOROUGH VIC 3173	KP Lim	Use of the site for a Transfer Station and a reduction of the car parking requirement pursuant to Clause 52.06 of the Greater Dandenong Planning Scheme	Proposal is inconsistent with Se 4 of the Planning and Environm Act and fails to comply with Clai 13.07-1S (Community Amenity, Human Health and Safety), Clai 17.03-2S & 19.03-5S (Waste Resource Recovery Facilities), Clause 21.04-3 (Industrial), Clai 33.01 (Industrial 1 Zone), Claus 53.14 (Resource Recovery), Cl 52.06 (Car Parking) and Clause the Greater Dandenong Plannin Scheme	Delegate	Refusal	28/12/2022	Noble Park
PLN22/0257	PtnApp	No	Shop F20 46-58 Buckingham Avenue SPRINGVALE VIC 3171	A & Y Legal	Use of land for the sale and consumption of liquor (in association with a Restaurant)	Commercial 1 Zone	Delegate	PlanPermit	24/11/2022	Springvale Central
KS LIFK					13				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0271	PInApp	No	37 David Street NOBLE PARK VIC 3174	Anu Design	Development of the land for a single storey dwelling to the rear of an existing dwelling and alterations to the existing dwelling	General Residential 1 Zone, 601sqm	Delegate	NOD	30/11/2022	Noble Park
PLN22/0276	PInApp	No	B1 291-303 Frankston Dandenong Road DANDENONG SOUTH VIC 3175	All Day Dogs Pty Ltd	Use of the land for domestic animal boarding	Industrial 1 Zone, Domestic Animal Boarding	Delegate	NOD	20/12/2022	Dandenong
PLN22/0292	PInApp	No	63 Elliott Road DANDENONG SOUTH VIC 3175	Nova Auto Parts Pty Ltd	Change of Use (Vehicle Sales)	No response to further information request	Delegate	Lapsed	02/11/2022	Dandenong
PLN22/0299	PInApp/Vic	Yes	4/21 Mills Road DANDENONG VIC 3175	Archi Design Office	Development of the land of a mezzanine associated with an existing warehouse building and to reduce the car parking requirements VICSMART	Industrial 1 Zone	Delegate	PlanPermit	21/11/2022	Dandenong
PLN22/0300	PInApp/Vic	Yes	5/21 Mills Road DANDENONG VIC 3175	Archi Design Office	Development of the land of a mezzanine associated with an existing warehouse building and to reduce the car parking requirements VICSMART	Industrial 1 Zone	Delegate	PlanPermit	21/11/2022	Dandenong
PLN22/0308	PInApp	No	1/28-30 Ardgowrie Road NOBLE PARK VIC 3174	Geomatics Engineers Melbourne Pty Ltd	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	04/11/2022	Springvale North
KSLIFK					14				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0317	PtnApp	No	14 Lucian Avenue SPRINGVALE VIC 3171	Lucian Homes Pty Ltd	Development of the land for eight (8) double storey dwellings	General Residential 3 Zone, 1096sqm	Delegate	NOD	21/12/2022	Springvale North
PLN22/0326	PtnApp	No	41-59 Colemans Road DANDENONG SOUTH VIC 3175	Charter Hall	Development of the land for a warehouse and to reduce the car parking requirements	Industrial 1 Zone	Delegate	PlanPermit	28/11/2022	Dandenong
PLN22/0342	PtnApp	No	1 Frances Drive DANDENONG SOUTH VIC 3175	Quality First Designs Pty Ltd	Development of the land for a warehouse building	Industrial 1 Zone	Delegate	PlanPermit	04/11/2022	Dandenong
PLN22/0344	PtnApp	No	100 Bloomfield Road NOBLE PARK VIC 3174	Three Thirds Group	Development of the land for two (2) double storey dwellings	Neighbourhood Residential 1 Zone, 836sqm	Delegate	NOD	18/11/2022	Noble Park
PLN22/0347	PtnApp	No	57 Whitworth Avenue SPRINGVALE VIC 3171	Millar Merrigan	The development and use of the land for the purpose of an Education Centre (Secondary College) and to display business identification signage	General Residential 1 Zone, 998sqm, use and development of single storey VCE resource centre and business identification sign	Delegate	PlanPermit	16/12/2022	Springvale North
PLN22/0356	PtnApp	No	429-431 Princes Highway NOBLE PARK VIC 3174	BDAI	Buildings and Works comprising external alterations to the existing Convenience Restaurant (KFC) and the erection and display of internally illuminated and non-illuminated business identification signage	General Residential 1 Zone, proposed refurbishment of existing KFC restaurant, resurfacing of carpark area and updated signage	Delegate	PlanPermit	10/11/2022	Yarraman
KS LIFK					15				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0363	PtnApp	No	118 Logis Boulevard DANDENONG SOUTH VIC 3175	Monde Construction Pty Ltd	AMENDMENT RECEIVED: Reduction of the car parking requirement (associated with the use of motor repairs) and to display two (2) business identification signs (SEE PLA22/0125)	Industrial 3 Zone, two business identification signs non illuminated, and a reduction of car parking spaces	Delegate	PlanPermit	21/12/2022	Dandenong
PLN22/0365	PtnApp	No	41 Bowmore Road NOBLE PARK VIC 3174	Design Studio 129	Development of the land for four (4) double storey dwellings on a lot	General Residential 1 Zone, 871sqm	Delegate	PlanPermit	25/11/2022	Yarraman
PLN22/0373	PtnApp	No	2/31A Dandenong Street DANDENONG VIC 3175	S Kroyherr	Use of the land for Car Sales	Industrial 1 Zone	Delegate	PlanPermit	16/12/2022	Dandenong
PLN22/0375	PtnApp	No	9 St James Avenue SPRINGVALE VIC 3171	The Ellis Group Architects Pty Ltd	Development of the land for a child care centre	No response to further information request	Delegate	Lapsed	20/12/2022	Springvale Central
PLN22/0379	PtnApp	No	42-44 Elliott Road DANDENONG SOUTH VIC 3175	J J Richards & Sons Pty Ltd	Construction of buildings and works	Industrial 1 Zone, upgrade of gravel carpark of entire site to concrete hardstand excluding building area	Delegate	PlanPermit	18/11/2022	Dandenong
PLN22/0381	PtnApp	No	45 Keys Road KEYSBOROUGH VIC 3173	TH Ta	Development of the land for a single dwelling	Green Wedge A 1 Zone, 32110sqm	Delegate	PlanPermit	17/11/2022	Keysborough South
KSLIFK					16				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0387	PtnApp	No	Kiosk 1 46-58 Buckingham Avenue SPRINGVALE VIC 3171	Install a Veranda Pty Ltd	Buildings and Works (Loading Bay Shelter)	Commercial 1 Zone	Delegate	PlanPermit	29/11/2022	Springvale Central
PLN22/0392	PtnApp	No	1-19 South Park Drive DANDENONG SOUTH VIC 3175	365 Studio	To construct an industrial building	No response to further information request	Delegate	Lapsed	18/11/2022	Dandenong
PLN22/0406	PtnApp	No	Ground 343-345 Springvale Road SPRINGVALE VIC 3171	Rooflop Architecture & Design	Use of land for the sale and consumption of liquor and to display internally illuminated and electronic business identification signage	Commercial 1 Zone	Delegate	PlanPermit	21/12/2022	Springvale Central
PLN22/0408	PtnApp	No	280 Pillars Road BANGHOLME VIC 3175	G Higgs	Use of the land for a dependent person's unit	Green Wedge 1 Zone	Delegate	PlanPermit	29/12/2022	Keysborough South
PLN22/0429	PtnApp	No	Dandenong Market 16-46 Cleland Street DANDENONG VIC 3175	All Asia Dandenong Pty Ltd	The display of business identification signage including illuminated signs DECLARED AREA	Comprehensive Development 2 Zone, internally illuminated signage	Delegate	PlanPermit	17/11/2022	Cleland
PLN22/0433	PtnApp	No	228 Atlantic Drive KEYSBOROUGH VIC 3173	Stephen D'Andrea Pty Ltd	Development of the land for four (4) warehouses	Industrial 1 Zone, 11698sqm, construction of four warehouses with ancillary offices and associated car parking	Delegate	PlanPermit	23/12/2022	Keysborough South
KS LIFK					17				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0437	PtnApp	No	1 Hammond Road DANDENONG VIC 3175	Junction Lodge Pty Ltd	Buildings and Works (Shelter) DECLARED AREA	Comprehensive Development 2 Zone, construction of shelter to cover existing truck wash bay	Delegate	PlanPermit	21/12/2022	Dandenong
PLN22/0439	PtnApp	No	1/2 Princess Avenue SPRINGVALE VIC 3171	VM Vo	Subdivision of land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	08/12/2022	Springvale Central
PLN22/0444	PtnApp	No	65 Riverend Road BANGHOLME VIC 3175	Prossor Town Planning Pty Ltd	The construction of buildings and works to an existing Education Centre	Public Use 1 Zone, Urban Floodway Zone, Special Use 6 Zone	Delegate	PlanPermit	17/11/2022	Keysborough South
PLN22/0450	PtnApp	No	29-33 Union Road DANDENONG SOUTH VIC 3175	Premier Roof Coatings Pty Ltd	Removal of native vegetation	One (1) tree	Delegate	PlanPermit	17/11/2022	Dandenong
PLN22/0453	PtnApp	No	45 Portlink Drive DANDENONG SOUTH VIC 3175	G May	Display internally illuminated business identification signage	Industrial 1 Zone, business identification and internally illuminated signage	Delegate	PlanPermit	28/11/2022	Dandenong
PLN22/0463	PtnApp	No	10 Ramsey Street NOBLE PARK VIC 3174	Syndicate 13 Squared Pty Ltd	Subdivision of the land into six (6) lots SPEAR	Residential	Delegate	PlanPermit	25/11/2022	Noble Park
KS LIFK					18				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0466	PInApp	No	7 Parsons Avenue SPRINGVALE VIC 3171	Salami Construction Pty Ltd	Subdivision of the land into seven (7) lots SPEAR	Residential	Delegate	PlanPermit	22/11/2022	Springvale North
PLN22/0476	PInApp	No	112-126 Hallam Valley Road DANDENONG SOUTH VIC 3175	Install a Veranda Pty Ltd	Buildings and Works (Verandah)	Commercial 2 Zone	Delegate	PlanPermit	08/12/2022	Dandenong
PLN22/0477	PInApp	No	66 Herbert Street DANDENONG VIC 3175	WCL Development Pty Ltd	Subdivision of the land into seven (7) lots SPEAR	Residential	Delegate	PlanPermit	21/11/2022	Cleland
PLN22/0480	PInApp	No	1/10 Holly Avenue DANDENONG NORTH VIC 3175	Nacha Moore Land Surveyors Pty Ltd	Subdivision of the land into four (4) lots SPEAR	Residential	Delegate	PlanPermit	02/12/2022	Noble Park North
PLN22/0483	PInApp	No	19 Richard Street SPRINGVALE SOUTH VIC 3172	Director Of Housing	Development of the land for two (2) dwellings on a lot	General Residential 1 Zone, 529sqm	Delegate	PlanPermit	06/12/2022	Springvale South
PLN22/0484	PInApp	No	1-11 Knowles Road DANDENONG SOUTH VIC 3175	LPOV Pty Ltd	To display one (1) internally illuminated business identification sign	Commercial 2 Zone, internally illuminated pylon sign	Delegate	PlanPermit	29/11/2022	Dandenong
KSLIFK					19				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0485	PtnApp	No	21 Albert Avenue SPRINGVALE VIC 3171	Activate Town Planning Consultancy	Development of the land for twelve (12) triple storey dwellings	No response to further information request	Delegate	Lapsed	29/12/2022	Springvale Central
PLN22/0489	PtnApp	No	19 Baldwin Avenue NOBLE PARK VIC 3174	AMS Pty Ltd	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	21/11/2022	Noble Park
PLN22/0486	PtnApp	No	41 Liege Avenue NOBLE PARK VIC 3174	Geomatics Engineers Melbourne Pty Ltd	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	28/11/2022	Yarraman
PLN22/0500	PtnApp	No	98 Kirkham Road DANDENONG VIC 3175	Nilsson Noel & Holmes (Surveyors) Pty Ltd	Subdivision of the land into nine (9) lots SPEAR	Residential	Delegate	PlanPermit	28/11/2022	Dandenong
PLN22/0514	PtnApp/Vic	Yes	55 Isaac Road KEYSBOROUGH VIC 3173	Meher Assets Pty Ltd	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	08/12/2022	Noble Park
PLN22/0516	PtnApp	No	15 Furnew Street SPRINGVALE VIC 3171	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into three (3) lots SPEAR	Residential	Delegate	PlanPermit	12/12/2022	Springvale North
KSLIFK					20				03/01/2023	



## 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
PLN22/0524	P/nApp	No	12-14 Popes Road KEYSBOROUGH VIC 3173	H Tong	Subdivision of the land into two (2) lots SPEAR	Residential	Delegate	PlanPermit	12/12/2022	Noble Park
PLN22/0526	P/nApp/vic	Yes	37 Union Grove SPRINGVALE VIC 3171	K Phuong	Subdivision of land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	01/12/2022	Springvale Central
PLN22/0534	P/nApp/vic	Yes	43-43 Princes Highway DANDENONG SOUTH VIC 3175	Aisel Australian Sub TC Pty Ltd C/- ProUrban	Buildings and Works (Fence and extension of crossovers) VICSMART	Commercial 2 Zone, installation of security fencing around perimeter of car park	Delegate	PlanPermit	13/12/2022	Dandenong
PLN22/0549	P/nApp	No	58 Princes Highway DANDENONG VIC 3175	A Zhou	Multi Dwelling Development x 15 (4 Storey Apartment) New and Reduction in Car Parking Requirements DECLARED AREA	Residential Growth 1 Zone, 696sqm and reduce number of car parking spaces by 15	Applicant	Withdrawn	12/12/2022	Cleland
PLN22/0556	P/nApp/vic	Yes	10 Baldwin Avenue NOBLE PARK VIC 3174	Nobelius Land Surveyors Pty Ltd	Subdivision of the land into two (2) lots SPEAR VICSMART	Residential	Delegate	PlanPermit	29/12/2022	Noble Park
PLN22/0577	P/nApp/vic	Yes	1 Gardiner Avenue DANDENONG NORTH VIC 3175	H Draganovic, S Draganovic, E Cosapinar	Subdivision of land into two (2) lots SPEAR (VICSMART)	Residential	Delegate	PlanPermit	22/12/2022	Noble Park North
KSLIFK					21				03/01/2023	



#### 2.2.4 Planning Delegated Decisions Issued - November and December 2022 (Cont.)

Application ID	Category	VicSmart	Property Address	Applicant Name	Description	Notes	Authority	Decision	Decision Date	Ward
111										
XSLIFK					22				03/01/2023	



### 3 QUESTION TIME - PUBLIC

**Question Time at Council meetings provides an opportunity for members of the public in the gallery to address questions to the Councillors, Delegates and/or officers of the Greater Dandenong City Council. Questions must comply with s. 4.5.8 of Council's Governance Rules.**

#### QUESTIONS FROM THE GALLERY

Questions are limited to a maximum of three (3) questions per individual. Where time constraints deem it likely that not all questions can be answered within the time allowed for Question Time, the Mayor at his/her discretion may determine only the first question may be presented verbally with others deferred to be managed in the same manner as public questions not verbally presented. Priority will be given to questions that relate to items on the Council Agenda for that meeting. Questions including any preamble should not exceed 300 words.

a) All such questions must be received in writing on the prescribed form or as provided for on Council's website and at Ordinary meetings of Council. Where there are more than three (3) questions received from any one individual person, the Chief Executive Officer will determine the three (3) questions to be considered at the meeting.

b) All such questions must clearly note a request to verbally present the question and must be received by the Chief Executive Officer or other person authorised for this purpose by the Chief Executive Officer no later than:

- i) the commencement time (7.00pm) of the Ordinary meeting if questions are submitted in person; or
- ii) noon on the day of the Ordinary meeting if questions are submitted by electronic medium.

c) A question can only be presented to the meeting if the Chairperson and/or Chief Executive Officer has determined that the question:

- i) does not relate to a matter of the type described in section 3(1) of the *Local Government Act 2020* (confidential information);
- ii) does not relate to a matter in respect of which Council or a Delegated Committee has no power to act;
- iii) is not defamatory, indecent, abusive or objectionable in language or substance, and is not asked to embarrass a Councillor, Delegated Member or Council officer; and
- iv) is not repetitive of a question already asked or answered (whether at the same or an earlier meeting).

d) If the Chairperson and/or Chief Executive Officer has determined that the question may not be presented to the Council Meeting or Delegated Committee, then the Chairperson and/or Chief Executive Officer:

- i) must advise the Meeting accordingly; and
- ii) will make the question available to Councillors or Members upon request.



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**3 QUESTION TIME - PUBLIC (Cont.)**

- e) The Chairperson shall call on members of the gallery who have submitted an accepted question to ask their question verbally if they wish.
- f) The Chairperson, Chief Executive Officer or delegate may then direct that question to be answered by a nominated Councillor or member of Council staff.
- g) No debate on, or discussion of, a question or an answer will be permitted other than for the purposes of clarification.
- h) A Councillor, Delegated Committee Member or member of Council staff nominated to answer a question may:
  - i) seek clarification of the question from the person who submitted it;
  - ii) seek the assistance of another person in answering the question; and
  - iii) defer answering the question, so that the answer may be researched and a written response be provided within ten (10) working days following the Meeting (the question thereby being taken on notice).
- i) Question time for verbal presentations is limited in duration to not more than twenty (20) minutes. If it appears likely that this time is to be exceeded then a resolution from Council will be required to extend that time if it is deemed appropriate to complete this item.
- j) The text of each question asked and the response will be recorded in the minutes of the Meeting.



## **4 OFFICERS' REPORTS - PART TWO**

### **4.1 CONTRACTS**

#### **4.1.1 Contract No. 2223-11 Ross Reserve - Athletics Track Reconstruction**

File Id:	qA482064
Responsible Officer:	Director Business, Engineering & Major Projects
<b>Attachments:</b>	Tender Information (Confidential)

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#### **1. Report Summary**

This report outlines the tender process undertaken to select a suitability qualified and experienced contractor for the construction of an all-weather polyurethane surfaced athletic track at Ross Reserve in Noble Park. The new track and facilities will be IAAF- World Athletics compliant to the class 2 certification standard, a national only standard.

The project also includes a reconfigured natural turf infield with all the necessary supporting infrastructure to enable athletics competitions and training to be conducted at the complex. The project is a multi-year project that will be delivered over 2 financial years 22/23 - 23/24 and will take approximately 12 months to complete from tender award depending on weather constraints during the construction period.

#### **2. Recommendation Summary**

This report recommends that Council award Contract No. 2223-11 Ross Reserve – Athletic Track Reconstruction – Ross Reserve to Turf One Pty Ltd (ABN: 15 659 410 778) for a lump sum of Six Million, Six Hundred and Seventy-Four Thousand, Five Hundred and Ninety-Nine Dollars and Fifty-Eight Cents (\$6,674,599.58) including GST and contingency. This report also recommends that Council allocate a further \$4 million from Council's capital renewal program as part of the 23/24 financial year budget.



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#### **4.1.1 Contract No. 2223-11 Ross Reserve - Athletics Track Reconstruction (Cont.)**

### **3. Background**

The little athletics complex at Ross Reserve in Noble Park is Council's only synthetic rubberised track the only other track is a grass facility at Robert Booth Reserve in Dandenong. The Ross Reserve facility has reached the end of its serviceable life and now requires a full reconstruction including subgrade stabilisation, renewed and additional drainage along with new base pavement and installation of the polyurethane competition standard surface system. The track has now passed the stage of being able to be kept functioning with operational expenditure. The track in its current form was constructed in the late 1980's with a major refurbishment undertaken in 2012 to keep the track functioning and deferring the need for a total reconstruction for as long as possible.

The reconstruction project of the little athletics track and supporting infrastructure includes the construction of an all-weather polyurethane surface IAAF compliant athletics track to the class 2 certification standard. The class 2 certification will allow regional championships to be held at the centre. The project also includes a reconfigured natural turf infield with all the necessary supporting infrastructure to enable athletics competitions and training to be conducted at the complex.

### **4. Tender Process**

Tender No. 2223-11 was advertised on Saturday 8 October 2022 in The Age Newspaper and on the Greater Dandenong City Council Website. The tender closed at 2.00pm on Wednesday 14 November 2022.

At the close of the tender period, tender submissions were received from three (3) contractors as indicated below:

- Polytan Asia Pacific Pty Ltd (ABN: 90 111 057 606)
- Turf Group Holdings Pty Ltd t/a Tuff Turf 'N' Co Pty Ltd (ABN: 63 134 718 433)
- Turf One Pty Ltd (ABN: 15 659 410 778)

### **5. Tender Evaluation**

The tender evaluation panel comprised the Coordinator Open Space Projects, Project Manager - Open Space, Contracts & Administration Officer and a Civil Engineer from SportEng (Council's design consultant). Although no consulting Probity Auditor was appointed for this process all panel members signed Council's probity forms declaring that they would evaluate tenders fairly and would disclose any conflict of interest.

Each submission was assessed and ranked against all evaluation criteria by each member of the evaluation panel. These rankings were then collated and multiplied by the weighting to give a weighted attribute score for each criterion and totaled to give an overall comparative evaluation score for all criteria as shown in the following tables.



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**4.1.1 Contract No. 2223-11 Ross Reserve - Athletics Track Reconstruction (Cont.)**

The tenders were evaluated using Council's Weighted Attribute Value Selection Method. The advertised evaluation criteria and the allocated weightings for evaluation are as follows:

<b>Evaluation Criteria</b>	<b>Weighting</b>	
Price	40%	
Relevant Experience	25%	
Capability	20%	
Social Procurement	5%	
Local Industry	5%	
Environmental	5%	
OHS Management System	Pass/Fail	
Environmental Management System	Pass/Fail	

The evaluation criteria 2 – 6 (non-price criteria) are given a point score between 0 and 5 as detailed in the following table.

<b>Score</b>	<b>Description</b>
5	Excellent
4	Very Good
3	Good, better than average
2	Acceptable
1	Marginally acceptable (Success not assured)
0	Not Acceptable (failed to satisfy required standards)

The three (3) submissions were assessed and ranked against all evaluation criteria in accordance with the tender documents to ensure that each tenderer met the standards required for Council contractors. A failure in any criterion would automatically exclude a tenderer from further consideration for this contract.



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#### 4.1.1 Contract No. 2223-11 Ross Reserve - Athletics Track Reconstruction (Cont.)

The total of the six (6) weighted non-price attribute points along with the weighted price attribute resulting from the assessment are shown in the following table:

Tenderer	Price Point	Non-Price Points	Total Score	OHS	EMS
Turf One Pty Ltd	1.12	2.51	3.63	Certified & Compliance with Rapid Global	
Polytan Asia Pacific Pty Ltd	1.00	2.58	3.58	Certified & Compliance with Rapid Global	
Turf Group Holdings Pty Ltd trading as Turf Tuff 'N' Co Pty Ltd	0.62	2.23	2.85	Certified & Compliance with Rapid Global	

**Please Note:** Rapid Global is a third-party pre-qualification and verification system used by Council and six (6) other Victorian Councils enabling the sharing of OH&S data. It is a Risk and OH&S system where contractors can upload their Occupational Health & Safety, Risk and Environment Plans and Policies as well as up to date insurances

#### **Tender Interviews**

Post tender interviews were held by the tender evaluation panel with the two (2) highest scoring tenderers Turf One Pty Ltd and Polytan Asia Pacific Pty Ltd. The purpose of the interviews was to make sure that the tenderers fully understood the design brief, drawings and specifications for this significant project. The interview process provided the opportunity for tenderers and council officers to clarify and answer any further questions that had arisen as part of the tender process.

#### **Relevant Experience**

Turf One Pty Ltd is based in Hobsons Bay and was established in 2010, it covers all sports and all playing surfaces from design, construction and installation through to ongoing care and maintenance. They have demonstrated experience in projects of a similar nature and value to the Ross Reserve athletic track reconstruction including the following projects:

- Davis Reserve Athletics Track Update - \$3.84m – City of Monash completed March 2022.
- Civic Reserve Sporting Facilities - Construction of an all-weather synthetic track - \$6.17m – Mornington Peninsula Shire Council completed June 2019.
- Hensley Reserve IAAF Athletics Track Renewal - \$566k – Mornington Peninsula Shire Council completed April 2020.
- Casey Fields Regional Soccer Facility Construction - \$11m – City of Casey completed November 2019.

**Note – Turf one has recently completed (21/22FY) the total reconstruction of the Burden Park Tennis Courts in Springvale. Works also included all necessary supporting infrastructure and were delivered in accordance with the contract documentation to the required standard, on time and within budget.**



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**4.1.1 Contract No. 2223-11 Ross Reserve - Athletics Track Reconstruction (Cont.)**

**6. Financial Implications**

This multi-year project's expenditure will be split over 2 financial years. The current budget allocation in the 22/23 FY is \$2.5 million for year 1 and is expected to be expended by the end of this financial year if the project proceeds. A year 2 complementary budget was intended as part of the delivery method and accordingly a further \$4 million has been forecast in the renewal program and will require approval by Council in the 23/24 FY. Accordingly it is proposed that Council allocates \$4 million from the capital renewal program as part of the 23/24 financial year budget.

**7. Social Procurement**

Turf One Pty Ltd currently has an employment contract with Latrobe and RMIT Universities, providing Engineering Student work experience. Turf One Pty Ltd has historically employed people from diverse ethnic backgrounds and maintain an ongoing commitment to training new employees in all ranges of skills. They are currently working on a range of initiatives to widen its contribution to social sustainability including a proportion of the entity's profits each year which are donated to non-for-profit organisations.

**8. Local Industry**

Turf One Pty Ltd will be spending 1% on labour and 5% on material to be sourced within the City of Greater Dandenong.

**9. Environmental Management**

Turf One Pty Ltd has purchased new modern earth moving plant and equipment to provide high energy efficiency significantly reducing fuel consumption. Turf One Pty Ltd utilises recycled materials, wherever possible and endeavours to minimise waste generation. It also strives to reduce the disposal of reusable materials to landfill.



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**4.1.1 Contract No. 2223-11 Ross Reserve - Athletics Track Reconstruction (Cont.)**

## **10. Consultation**

Consultation and feedback have been undertaken with all the users of the facility with reviews of the design documentation undertaken at various stages as the plans were developed. The design documentation has also been reviewed by the relevant sporting associations and governing bodies as part of the design development process. Council's Sport and Leisure Team has led the consultation process throughout the detail design process. There is a current Council adopted masterplan in place for Ross Reserve which includes the little athletics precinct.

## **11. The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* (the LGA 2020) states that a Council must in the performance of its role give effect to the overarching governance principles. When a

tender process is undertaken it is fundamentally underpinned by the following overarching governance principles:

- Section 9(a) of the LGA2020 - Council decisions are to be made and actions taken in accordance with the relevant law;
- Section 9(b) of the LGA2020 - Priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- Section 9(c) of the LGA2020 - the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- Section 9(e) of the LGA 2020 - innovation and continuous improvement is to be pursued;
- Section 9(f) of the LGA 2020 - collaboration with other councils and governments and statutory bodies is to be sought;
- Section 9(g) of the LGA2020 - the ongoing financial viability of the Council is to be ensured; and
- Section 9(i) of the LGA2020 - the transparency of Council decisions, actions and information is to be ensured.

In giving effect to the overarching governance principles above, the following supporting principles are also considered throughout any tender process:

- Section 89 of the LGA2020 - the strategic planning principles; and
- Section 1010 of the LGA 2020 - the financial management principles.



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**4.1.1 Contract No. 2223-11 Ross Reserve - Athletics Track Reconstruction (Cont.)**

## **12. Victorian Charter of Human Rights and Responsibilities**

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.

Included in the tender submissions, successful contractors have completed the Modern Slavery Questionnaire, Questionnaire for Potential Contractors (Fair Work) and the Victorian Child Safe Standards Questionnaire (Schedule 9).

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Victorian Charter of Human Rights and Responsibilities.

## **13. The Gender Equality Act 2020**

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Included in the submission for this tender, contractors were required to address Council's Social Employment opportunities (Schedule 7B). This includes questions to address Council's Diversity, Access and Equity Policy.

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Gender Equality Act.

## **14. Climate Change and Sustainability**

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a Climate and Ecological Emergency and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has minimal impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability.



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**4.1.1 Contract No. 2223-11 Ross Reserve - Athletics Track Reconstruction (Cont.)**

**15. Conclusion**

At the conclusion of the tender evaluation process, which included a preselection interview, the evaluation panel agreed that the tender submission from **Turf One Pty Ltd (ABN: 15 659 410 778)** represented the best value outcome for Council and should be accepted due to:

1. The conforming and competitively priced tender submission.
2. The clear understanding of the design, drawings and specifications.
3. The recent successful completion of the Burden Park Tennis Courts reconstruction project which was delivered on time in accordance with the tender documentation and within budget.
4. Receiving a pass for their Occupational Health and Safety (OH&S) and Environmental Management Systems; and being
5. Registered and pre-qualified with Rapid Global (Council's Contractor Risk Management Compliance database).

**16. Recommendation**

**That Council:**

1. **awards Contract No. 2223-11 Ross Reserve – Athletic Track Reconstruction – Ross Reserve to Turf One Pty Ltd (ABN: 15 659 410 778) for a lump sum of Six Million, Six Hundred and Seventy-Four Thousand, Five Hundred and Ninety-Nine Dollars and Fifty-Eight Cents (\$6,674,599.58) including GST and contingency;**
- 2 **refers to next financial year's budget process an allocation of \$4 million as part of the capital renewal program for the 23/24 financial year budget; and**
- 3 **signs and seals the contract documents when prepared.**



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**4.1.1 Contract No. 2223-11 Ross Reserve - Athletics Track Reconstruction (Cont.)**

**CONTRACTS**

**CONTRACT NO. 2223-11 ROSS RESERVE – ATHLETICS  
TRACK RECONSTRUCTION**

**ATTACHMENT 1**

**TENDER INFORMATION  
(CONFIDENTIAL)**

**PAGES 2 (including cover)**

**This attachment has been deemed confidential by the  
Chief Executive Officer under section 3(1)(a) & (g) of the  
*Local Government Act 2020* and has not been provided  
within the Public Agenda.**



#### **4.1.2 Contract No. 2223-27 Railway Pde Shopping Strip - Streetscape Upgrade**

File Id:	qA488156
Responsible Officer:	Director Business, Engineering & Major Projects
<b>Attachments:</b>	Tender Information (Confidential)

---

### **1. Report Summary**

This report summarises the tender process undertaken by Council to select a suitably qualified and experienced contractor to undertake streetscape upgrade works at the Railway Parade Shopping Centre in Yarraman.

Works under this contract include the following: new pedestrian pavement, new street furniture, raised garden beds and tree planting.

This is a Lump Sum Contract.

### **2. Recommendation Summary**

This report recommends that Council awards Contract No. 2223-27 Railway Parade Shopping Centre streetscape upgrade works to Blue Peak Constructions Pty Ltd (ABN: 88 660 064 079) for a lump sum price of Six Hundred and Four Thousand, Three Hundred and Fifty Dollars and Fifty-Five Cents (\$604,350.55) including contingency and GST.



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#### 4.1.2 Contract No. 2223-27 Railway Pde Shopping Strip - Streetscape Upgrade (Cont.)

### 3. Background

The streetscape infrastructure and landscape at the Railway Parade shopping Centre in Yarraman has reached the end of its useful serviceable life and now requires renewal to remain safe, fit for purpose and functional. The streetscape was last upgraded in the bicentennial year 1988 as part of a previous federal government grant allocation.

### 4. Tender Process

The public tender was advertised in The Age Newspaper on Saturday 26 November 2022 and closed at 2pm on Tuesday 20 December 2022.

At the close of the advertising period only one (1) tender submission was received from the following company:

1. Blue Peak Constructions Pty Ltd (ABN: 88 660 064 079)

**Note – Whilst is not ideal to only receive one tender, it is not unusual in the current environment with so much capital infrastructure works being undertaken across the state. All Local Government Authorities are experiencing the same issue with some receiving no submissions when they call for tenders.**

### 5. Tender Evaluation

The Tender Evaluation Panel comprised of Coordinator Open Space Projects, Project Manager – Open Space, Project Manager and Contracts Officer. All panel members signed Council's probity forms declaring that they would evaluate tenders fairly and would disclose any conflict of interest.

The tenders were evaluated using Council's Weighted Attribute Value Selection method. The evaluation criteria included in the tender documents and allocated weightings used to evaluate the tender are as follows:

	Evaluation Criteria	Weighting
1	Tendered Rates	45%
2	Relevant Experience	25%
3	Capability	15%
4	Social Procurement	5%
5	Local Industry	5%
6	Environmental	5%



---

#### 4.1.2 Contract No. 2223-27 Railway Pde Shopping Strip - Streetscape Upgrade (Cont.)

Points were awarded on a scale of 0-5 based on the score parameters listed below.

Score	Description
5	Excellent
4	Very Good
3	Good, Better than Average
2	Acceptable
1	Marginally Acceptable (Success Not Assured)
0	Not Acceptable

The submission was assessed and ranked against all evaluation criteria, to ensure that the tenderer met the standards required for Council contractors. A fail in any criterion automatically excludes a tenderer from further consideration for a contract.

The weighted attribute point scores resulting from the assessment are shown in the following table:

Tenderer	OHS and EMS	Price Points	Non-Price Points	Total Score
Blue Peak Constructions Pty Ltd	Registered and compliant with Rapid Global	1.13	2.32	3.45

Blue Peak Constructions Pty Ltd (ABN: 88 660 064 079) has demonstrated experience in projects of a similar nature and value to the Railway Parade Shopping Centre Project nominating the following as examples of projects previously completed. Two of which were recently completed for the City of Greater Dandenong to the required standard in conformance with the design and tender documents:

1. Melville Moreland Streetscape – Merri-Bek City Council - \$1 Million
2. Britannia Mall Mitcham – City of Whitehorse - \$960,000
3. Douglas St Streetscape Works – City of Greater Dandenong - \$984,000
4. Ian St Streetscape Works – City of Greater Dandenong - \$450,000 and
5. Hastings Laneway Streetscape – Mornington Peninsula Shire - \$200,000.

**Note - Blue Peak Constructions is also a preferred contractor on one of Council's approved contractor panels.**



---

**4.1.2 Contract No. 2223-27 Railway Pde Shopping Strip - Streetscape Upgrade (Cont.)**

## **6. Financial Implications**

The tendered lump sum amount is within the current budget allocation for the project in Council's 22/23 financial year capital program.

***Lump Sum A lump sum contract, or a stipulated sum contract will require that the supplier agree to provide specified services for a stipulated or fixed price.***

## **7. Social Procurement**

Blue Peak Constructions Pty Ltd (ABN: 88 660 064 079) aims to bring people into employment from specific marginalised cohorts such as the long term unemployed, public housing tenants, those with a disability, indigenous background, refugees or migrants, those facing homelessness and youth.

## **8. Local Industry**

Blue Peak Constructions Pty Ltd (ABN: 88 660 064 079) has advised they will spend 80% on labour, 90% on materials, 100% of plant and 80% of supervision on local content. The estimated value of major items purchased from within Council's boundary is \$150,000.

## **9. Environmental Management**

Blue Peak Constructions Pty Ltd (ABN: 88 660 064 079) policy is based on current acts and regulations. Such as Environment Protection Act 1970, Environment Protection Act 2017 (the 2017 Act)

Pollution of Waters by Oils and Noxious Substances Act 1986, National Environment Protection Council (Victoria) Act 1995 and AS/NZS 14001:2016.

## **10. Consultation**

Substantial community consultation has been undertaken as part of the concept design and subsequent detail design phase of the project prior to tendering. All shop keepers have been consulted including surrounding neighbouring residents and the Ward Councillors who interact with the shopping centre.



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**4.1.2 Contract No. 2223-27 Railway Pde Shopping Strip - Streetscape Upgrade (Cont.)**

**11. The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* (the LGA 2020) states that a Council must in the performance of its role give effect to the overarching governance principles. When a

tender process is undertaken it is fundamentally underpinned by the following overarching governance principles:

- Section 9(a) of the LGA2020 - Council decisions are to be made and actions taken in accordance with the relevant law;
- Section 9(b) of the LGA2020 - Priority is to be given to achieving the best outcomes for the municipal community, including future generations;
- Section 9(c) of the LGA2020 - the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- Section 9(e) of the LGA 2020 - innovation and continuous improvement is to be pursued;
- Section 9(f) of the LGA 2020 - collaboration with other councils and governments and statutory bodies is to be sought;
- Section 9(g) of the LGA2020 - the ongoing financial viability of the Council is to be ensured; and
- Section 9(i) of the LGA2020 - the transparency of Council decisions, actions and information is to be ensured.

In giving effect to the overarching governance principles above, the following supporting principles are also considered throughout any tender process:

- Section 89 of the LGA2020 - the strategic planning principles; and
- Section 1010 of the LGA 2020 - the financial management principles.

**12. Victorian Charter of Human Rights and Responsibilities**

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.

Included in the tender submissions, successful contractors have completed the Modern Slavery Questionnaire, Questionnaire for Potential Contractors (Fair Work) and the Victorian Child Safe Standards Questionnaire (Schedule 9).

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Victorian Charter of Human Rights and Responsibilities.



---

**4.1.2 Contract No. 2223-27 Railway Pde Shopping Strip - Streetscape Upgrade (Cont.)**

**13. The *Gender Equality Act 2020***

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Included in the submission for this tender, contractors were required to address Council's Social Employment opportunities (Schedule 7B). This includes questions to address Council's Diversity, Access and Equity Policy.

The responses provided to these statements by all successful contractors were assessed and determined to be satisfactory in the context of the Gender Equality Act

**14. Climate Change and Sustainability**

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a Climate and Ecological Emergency and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has minimal impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability.



---

**4.1.2 Contract No. 2223-27 Railway Pde Shopping Strip - Streetscape Upgrade (Cont.)**

**15. Conclusion**

At the conclusion of the tender evaluation process the evaluation panel agreed that the tender submission from **Blue Peak Constructions Pty Ltd (ABN: 88 660 064 079)** represented the best value outcome for Council and should be accepted due to:

- 1) their conforming and competitively priced tender submission (in accordance with council officer estimates for the project).
- 2) their relevant experience in working with Victorian Government Authorities including Greater Dandenong, having recently completed similar projects for council to the required standard on time in accordance with the contract documentation.
- 3) their level of experience, staff resources and sub-contractor selection.
- 4) receiving a Pass for their Occupational Health and Safety (OH&S) and Environmental Management Systems.
- 5) they are registered and pre-qualified with Rapid Global (Council's Contractor Risk Management Compliance database).

**16. Recommendation**

**That Council:**

1. **awards Contract No. 2223-27 Railway Parade Shopping Strip – Streetscape Upgrade in Noble Park to Blue Peak Constructions Pty Ltd (ABN: 88 660 064 079) for a Lump Sum price of Six Hundred and Four Thousand, Three Hundred and Fifty Dollars and Fifty-Five Cents (\$604,350.55) including contingency and GST; and**
2. **signs and seals the contract documents when prepared.**



---

**4.1.2 Contract No. 2223-27 Railway Pde Shopping Strip - Streetscape Upgrade (Cont.)**

**CONTRACTS**

**CONTRACT NO. 2223-27 RAILWAY PARADE SHOPPING  
STRIP STREETSCAPE UPGRADE**

**ATTACHMENT 1**

**TENDER INFORMATION  
(CONFIDENTIAL)**

**PAGES 2 (including cover)**

**This attachment has been deemed confidential by the  
Chief Executive Officer under section 3(1)(a) & (g) of the  
*Local Government Act 2020* and has not been provided  
within the Public Agenda.**



## **4.2 OTHER**

### **4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference**

File Id:	A9326059
Responsible Officer:	Director Community Services
Attachments:	Cultural Heritage Advisory Committee Terms of Reference

---

#### **1. Report Summary**

This report seeks endorsement of the updated Cultural Heritage Advisory Committee Terms of Reference.

In 2016, Council endorsed the Arts and Cultural Heritage Strategy which set out the short- and long-term priorities for history and heritage. In July 2022, Council endorsed the new Discover, Create and Share - Arts, Culture and Heritage Strategy 2022-2026.

The new strategy, accompanied by an increased interest from the community in cultural heritage, provided an opportunity to review the Cultural Heritage Advisory Committee Terms of Reference to ensure it continues to support the aspirations and vision of both Council and the community.

#### **2. Recommendation Summary**

This report recommends that Council endorses the updated Cultural Heritage Advisory Committee Terms of Reference (Attachment 1).



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#### **4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)**

### **3. Background**

The Cultural Heritage Advisory Committee (CHAC) has become a vital resource for Council to gain invaluable feedback from the community and leading professionals on cultural heritage.

In 2016, Council endorsed the Arts and Cultural Heritage Strategy which set out short and long-term priorities for history and heritage.

As part of the development of this strategy, Council agreed to establish the CHAC to ensure that the priorities for heritage could be further explored and developed.

The objectives which formed part of the existing Committees operations were to:

- Advise on the outcomes of cultural heritage related directions as identified in the Arts and Cultural Heritage Strategy 2016 and any related policy.
- Seek opportunities to promote history and heritage to residents.
- Improve community access to information about local history and heritage and strengthening community understanding and respect for history and heritage, including Indigenous cultural heritage.
- Identify opportunities for external partnerships that enhance Council's cultural heritage programs and collections.
- Provide a forum for best practice and innovation to inform better delivery of cultural heritage program outcomes for the City.

In 2022, Council endorsed the new Discover, Create and Share - Arts, Culture and Heritage Strategy 2022-26.

The new strategy, accompanied by an increased interest from the community in the heritage area, alongside the CHAC currently being in its third term, presented an opportunity to review the CHAC Terms of Reference to ensure it continues to support the aspirations and vision of both Council and the community.

The review of the CHAC Terms of Reference also include supporting key elements incorporated within the Civic and Cultural Heritage Collection Policy 2019.

### **4. Proposal**

The CHAC Terms of Reference have been updated to reflect the developments and growing interest in the area and delivery of policy objectives.

Changes were incorporated into the Objectives, role of Working Groups and the Membership.



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#### **4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)**

##### **CHAC Objectives**

##### **CHAC Working Groups**

- Provide high level advice to Council in relation to strategic direction of Greater Dandenong's cultural heritage work, including any issues that may have the potential to impact on the development and delivery of the City's heritage program.
- Provide specialised independent knowledge to support the implementation of heritage components of the Arts, Culture and Heritage Strategy and any related Council policy.
- Consider, identify and advocate for resources, partnerships and funding opportunities to successfully implement Council's established priorities and work program.
- Provide advice and report on opportunities to further promote heritage in the municipality.
- Provide balanced advice around community needs, changing trends and professional best practice, including review and input into development of plans, policies and procedures.
- Provide advice to ensure that the heritage program supports cultural diversity and the distinctive cultural heritage of our communities and empowers and embraces Aboriginal and Torres Strait Islander peoples' cultures and experiences.
- Provide advice in relation to the collection development, management, and display of Council's heritage collections.
- Provide a forum for best practice and innovation to inform the best outcomes for the City.

Over the duration of the Committee term, working groups may be established at the discretion of the Committee for the completion of specific tasks, roles or actions within the objectives of the Committee. The Advisory Committee may suggest a working group, while the role, responsibility and resourcing of working groups is to be determined by Council.

##### **CHAC Membership**

The membership and structure of the CHAC is important to ensure that quality outcomes are achieved for Council and the community.

The Committee are to provide high level advice to Council in its delivery of the City's cultural heritage program.

The proposed membership on the updated Terms of Reference include:

- Up to 3 Independent Professional members.
- Up to 2 Community members.
- Up to 2 Councillor representatives.
- Local Community Collecting organisation members, including but not limited to:
  - 1 representative from the Dandenong and District Historical Society
  - 1 representative from the Springvale and District Historical Society
  - 1 representative from the Spirit of Enterprise Project.
- 1 Senior Council officer from Community Arts, Culture and Library Services.



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#### **4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)**

It is intended that other Council staff will attend in an ex-officio capacity to support the Committee with administrative duties.

#### **CHAC Selection Process**

Expressions of interest for Independent Professional and Community representatives will be sought and advertised in local media, on Council's website and other suitable forums over a period of 28 days in early 2023.

Applications received will be assessed by the formation of a selection panel comprising Council officers as per the Terms of Reference. The panel will then review all applications based on the advertised selection criteria.

### **5. Financial Implications**

There are no financial implications associated with this report.

### **6. Consultation**

Discussions have been held with the current Chairperson of the CHAC who supports the recommended updates to the Terms of Reference.

Current members of the CHAC were advised that the Committee Terms of Reference were required to be updated at the CHAC Meeting on Thursday 11 August 2022.

In addition, members were advised that membership renewal would commence following endorsement of CHAC Terms of Reference.

### **7. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*



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#### **4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)**

##### **7.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Embrace diversity and multiculturalism
- Art and Culture

##### **7.2 Council Plan 2021-25**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A Council that demonstrates leadership and a commitment to investing in the community.

#### **8. The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles.

The development of the CHAC was undertaken in line with overarching governance principles of the *Local Government Act 2020*.

The overarching governance principles of the *Local Government Act 2020* have been considered in the preparation of the Terms of Reference by ensuring priority is given to achieving the CHAC objectives for the community, including sustainability of the Committee for future generations.

#### **9. Victorian Charter of Human Rights and Responsibilities**

Council, Councillors and members of Council staff are a public authority under the Charter of Human Rights and Responsibilities Act 2006 and, as such, are all responsible to act in accordance with the Victorian Charter of Human Rights and Responsibilities 2006 (the Charter).

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.



---

**4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)**

**10. The *Gender Equality Act 2020***

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents.

The content of this report is purely administrative in nature and does not benefit any one gender group over any other.

**11. Consideration of Climate Change and Sustainability**

Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 and the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability have been considered in the preparation of this report and underpin how we maintain collections, purchase and maintain both assets and resources.

**12. Related Council Policies, Strategies or Frameworks**

This item directly relates to the:

- Greater Dandenong Council Plan 2021-2025. Strategic Objective 2 – '*A city that respects and celebrates diversity, our history and the arts.*'
- Discover, Create and Share - Arts, Culture and Heritage Strategy 2022-2026
- Civic and Cultural Heritage Collection Policy 2019
- Community Engagement Policy.

This item enhances the level of service that we are providing to the community with respect to history and heritage and continues to support the aspirations and vision of both Council and the community.

**13. Recommendation**

**That Council endorses the updated Cultural Heritage Advisory Committee Terms of Reference (Attachment 1).**



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**4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)**

**OTHER**

**CULTURAL HERITAGE ADVISORY COMMITTEE - UPDATED TERMS OF  
REFERENCE**

**ATTACHMENT 1**

**CULTURAL HERITAGE ADVISORY  
COMMITTEE TERMS OF REFERENCE**

**PAGES 18 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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**4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)**

# Cultural Heritage Advisory Committee Terms of Reference

Date Adopted:  
Review Date: June 2026

Date: 4 November 2022





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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)

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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



### 1. Purpose

The Cultural Heritage Advisory Committee (CHAC), align with the Greater Dandenong Council Plan 2021-25 and the objectives of Council's Community Engagement Policy and Framework. The CHAC contributes to Council's strong commitment to engaging the community in a genuine and meaningful way by bringing together local knowledge, expertise and stakeholders to support Council's decision-making process.

The City of Greater Dandenong is home to a rich and diverse heritage. Council is committed to the protection, management and celebration of the region's tangible and intangible cultural heritage, including the development and management of Council's Civic and Cultural Heritage Collection and support for local historical societies.

Heritage, for the purposes of this document, refers to:

*City of Greater Dandenong's legacy that is inherited from past generations, maintained in the present and bestowed for the benefit of future generations. This includes Indigenous and multicultural heritage as well as physical objects and places that we inherit from the past and pass on to future generations to use, learn from and be inspired by. Our heritage invites us to reflect on where we came from and imagine how we would like things to be in the future.*

CHAC has been established to provide high-level support, specialised independent knowledge and advocacy for the implementation of Greater Dandenong's vision for heritage as outlined in the Arts, Culture and Heritage Strategy 2022-26:

*A vibrant City that celebrates and represents the richly diverse stories of its people; supports local creative and cultural activity and economy to thrive; and enables all to participate, enjoy and be inspired by arts, culture and heritage.*

### 2. Objectives

The objectives of the Cultural Heritage Advisory Committee, are to:

- Provide high level advice to Council in relation to strategic direction of Greater Dandenong's cultural heritage work, including any issues that may have the potential to impact on the development and delivery of the City's heritage program
- Provide specialised independent knowledge to support the implementation of heritage components of the Arts, Culture and Heritage Strategy and any related Council policy



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)

- 
- Consider, identify and advocate for resources, partnerships and funding opportunities to successfully implement Council's established priorities and work program
  - Provide advice and report on opportunities to further promote heritage in the municipality
  - Provide balanced advice around community needs, changing trends and professional best practice, including review and input into development of plans, policies and procedures
  - Provide advice to ensure that the heritage program supports cultural diversity and the distinctive cultural heritage of our communities, and empowers and embraces Aboriginal and Torres Strait Islander peoples' cultures and experiences
  - Provide advice in relation to the collection development, management and display of Council's heritage collections
  - Provide a forum for best practice and innovation to inform the best outcomes for the City.

Working Groups may also be created in order to provide more detailed advice to fulfil any of the objectives listed above.

### 3. Membership Criteria

The Membership will comprise of:

- Up to 3 independent professional members – appointed by resolution of Council
- Up to 2 Community members – appointed by resolution of Council
- Up to 2 Councillor representatives – appointed at Council's Annual Statutory Meeting
- Local collecting organisation / members including, but not limited to:
  - 1 representative from Dandenong and District Historical Society
  - 1 representative from Springvale and District Historical Society
  - 1 representative from the Spirit of Enterprise Project
- 1 Senior Council Officer from Community Services Directorate

Council staff may attend in an Ex-Officio capacity as requested by Library Technology and Heritage Coordinator.

Council may also engage external professionals in relevant practices to provide specialist advice as required. These professionals may also need to present to the Committee from time to time.



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



### 4. Term of Appointment

Community and Independent professional members will hold office for a term of two (2) years. At the conclusion of their term, members may re-apply for membership but may only be appointed for three (3) consecutive terms as part of their tenor before retiring, unless otherwise resolved by Council.

Requirements for re-appointment of Advisory Committee Members will follow the same selection process as set out in this Terms of Reference.

An individual who has held membership for three (3) consecutive terms must take a twelve (12) month break before being eligible for re-appointment, unless otherwise resolved by Council.

Terms of Reference are to be endorsed at an Ordinary Meeting of Council.

### 5. Role of Cultural Heritage Advisory Committee

The role of the Cultural Heritage Advisory Committee is to provide Council with appropriate advice and recommendations on matters relevant to the Terms of Reference to assist in the facilitation of informed and effective decision-making.

#### Independent Professional Members Role

Specific responsibilities of the Independent Professional Member Representatives are to:

- Prepare for, attend, actively participate and be punctual to meetings
- Have an interest in and awareness of the history and cultural heritage of the local area
- Share specialist knowledge and expertise as appropriate
- Discuss issues openly and respect confidentiality
- Provide recommendations as required
- Act in accordance with the Advisory Committee's Terms of Reference and Council Code of Conduct
- Provide an invoice for payment in a timely manner.

#### Community Members Role

Specific responsibilities of the Community Member Representatives are to:

- Prepare for, attend, actively participate and be punctual to meetings
- Act in accordance with the Advisory Committee's Terms of Reference and Council Code of Conduct



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



##### Councillor Representatives Role

The nominated Councillor Representative/s to the Cultural Heritage Advisory Committee will be:

- Appointed by Council at the Annual Statutory Meeting of Council
- Actively participate in Advisory Committee Meetings
- Facilitate communication between the Committee and Council
- Act in accordance with the Advisory Committee's Terms of Reference and Council Code of Conduct – Councillors

##### Local Collecting Organisations Role

Specific responsibilities of the Local Collecting Organisations members are to:

- Prepare for, attend, actively participate and be punctual to meetings
- Share specialist knowledge and expertise as appropriate, including in relation to the local collecting organisation they represent
- Facilitate communication between the Committee and local collecting organisation
- Discuss issues openly and respect confidentiality
- Provide recommendations as required
- Act in accordance with the Advisory Committee's Terms of Reference and Council Code of Conduct

##### Senior Council Officer Representative Role

The role of the Senior Council Officer representative is to:

- Prepare for, attend, actively participate and be punctual in Advisory Committee Meetings
- Foster a positive working relationship amongst Advisory Committee members and Council
- Keep members informed of developments and activities between meetings
- Present recommendations and feedback to Council as required
- Advise the committee on the progress or outcomes of matters before Council
- Act in accordance with the Advisory Committee's Terms of Reference and Council Code of Conduct

##### Chairperson Role


The Chairperson will be an external non-Council member elected by the Committee, elected at the commencement of the committees endorsed term and will remain the chair throughout the appointment term. the absence of the Chairperson from a meeting, the meeting will appoint an acting Chairperson, who shall be a non-council member.

The role of the Chairperson is to ensure:



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)

- 
- All meetings are conducted in accordance with Council's Governance Rules
  - Liaise with Council's Community Arts, Culture and Library Services management, Business Support Officer and other Council Officers for the purpose of Agenda and Minute preparation
  - Obtain consensus from all advisory committee members when developing recommendations to Council
  - Foster a positive working relationship amongst all Advisory Committee members
  - Ensure all members are given equal opportunity to participate in Committee discussions
  - Keep members informed of developments and activities between meetings
  - Present recommendations and feedback to Council as required
  - Act in accordance with the Advisory Committee's Terms of Reference and Council Code of Conduct
  - Ensure that meetings are conducted in accordance with the objectives of the Committee.

##### Working Groups Role

Over the duration of a term, working groups may be established at the discretion of the Cultural Heritage Advisory Committee for the completion of specific tasks, roles or actions associated with specific objectives of this Committee with expected outcomes and timelines determined by the Advisory Committee.

The Advisory Committee may suggest a working group, while the role, responsibility and resourcing of working groups is to be determined by Council. The Advisory Committee will retain the ability to conclude a working group or the group's formal relationship with the Advisory Committee at its discretion and/or at the achievement of its objectives.

Should specialist members of Working Groups require payment for their services, this is undertaken following agreement by the Director Community Services.

## 6. Selection Process

##### Call for Expression of Interest and Nominations

**Independent Professional and Community representatives'** expressions of interest will be called for by advertising in the local media and on Council's website and other suitable forums.

Suitably qualified and experienced representatives may be invited to nominate.

A nomination form must be completed by interested representatives and all nominations must be submitted by the published due date prior to being assessed against the selection criteria.



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



Council Officers may seek further information from nominees or their referees as part of the selection process.

**Local collecting organisation representatives** will be nominated by the President of the group they represent.

**Councillor Representative(s)** will be nominated as part of the annual statutory delegation process.

**Senior Council Officer** will be nominated by Manager, Community Arts, Culture and Library Services.

##### Nominations Panel

When the appointment of members of the Cultural Heritage Advisory Committee is required and nominations are received the nominations panel will comprise:

- A senior member of Council (CEO or Director – or delegated Manager)
- Manager Community Arts, Culture and Library Services
- Senior Coordinator, Library Services
- Coordinator, Library Technologies and Heritage
- Cultural Heritage Program Lead.

Once the Cultural Heritage Advisory Committee has been appointed, the nominations panel will be disbanded.

When the appointment of working group members is required to complete specific tasks, members will be requested to nominate with final selection endorsed by the Advisory Committee for Council consideration/approval.

##### Selection Criteria


Community representatives of the Cultural Heritage Advisory Committee must be able to demonstrate the following skills, competencies, interests and experience relevant to the purpose of the Advisory Committee:

- An interest in the development of excellence in Cultural Heritage practice in the local community
- Understanding of local community social, cultural, linguistic environment and economic influences
- Local heritage community networks and linkages
- An ability to cooperate with others and work as a team
- Willingness to provide advice and guidance to Council regarding trends and opportunities in Cultural Heritage within the municipality
- An understanding of the priorities as identified in the Arts, Culture and Heritage Strategy 2022-26
- Ability to prepare for and actively participate in scheduled meetings in a positive, fair and unbiased manner, embracing diversity and equal opportunity



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)

- 
- Be aware and mindful of the requirements outlined in the Victorian Charter of Human Rights and respect the rights of members, community and council staff at all times.
  - Capacity to act in the best interest of the community at all times and look beyond personal concerns and individual interests
  - Capacity to commit to the Cultural Heritage Advisory Committee for the required duration and attend the majority of scheduled meetings
  - Willingness to celebrate the success and achievements of the Committee

### 7. Appointment Process

#### Professional Representatives

Professional Representatives will be individuals with professional experience at a senior level in Heritage, Museum Studies, Australian History, Heritage Management, Community Heritage Engagement practice, or related fields, potentially from tertiary educational institutions and/or a professional practitioner who has significant experience in this area.

A recommendation regarding preferred nominees for the Cultural Heritage Advisory Committee will be prepared for the consideration and endorsement at an Ordinary Meeting of Council.

All nominations will be assessed by the selection panel. Officers may seek further information from nominees or their referees as part of the selection process.

#### Community Representatives

All nominations will be assessed by the selection panel against the selection criteria. Officers may seek further information from nominees or their referees as part of the selection process.

A recommendation regarding preferred nominees for the Cultural Heritage Advisory Committee will be prepared for the consideration and endorsement at an Ordinary Meeting of Council.

Community Representatives will be appointed by Resolution of Council following recommendation by a Selection Panel and successful Nominees will be formally notified by Council in writing as soon as practical after Council endorsement.

Community Members will be representative of Council's diverse and multicultural community including local groups, agencies, businesses, schools and local residents.

Aboriginal and Torres Strait Islander community members are strongly encouraged to apply.



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



##### Local Collecting Organisation Representatives

Where Council seeks membership from a specific community organisation or group, the President of the organisation or group may nominate their preferred representative by providing written advice to Council.

### 8. Induction

New members will be required to undergo an induction process as soon as possible after their appointment to the Committee to ensure they are familiar with relevant Council documents, process and operating requirements, including but not limited to:

- Overview of Council
- Council Plan 2021-2025
- Community Plan 2030
- Budget Process
- Reporting Requirements
- Community Engagement Policy and Framework
- Transparency Policy
- Conflicts of Interest
- Privacy and Personal Data Policy
- Victorian Charter of Human Rights and Responsibilities
- Media Policy
- Appropriate Workplace Behaviours Policy
- Diversity, Access and Equity Policy
- Code of Conduct – Staff
- Governance Rules
- Arts, Culture and Heritage Strategy 2022-2026 and Action Plan
- Civic and Cultural Heritage Collection Policy
- Reconciliation Action Plan
- Overview of City of Greater Dandenong, Cultural Heritage Services.

### 9. Termination of Role

Members of the Cultural Heritage Advisory Committee may resign from their position on the committee at any time by providing written notice to the Chairperson of their intention to resign.


Council reserves the right to remove members from their Advisory Committee positions when there is a demonstrated failure to meet the obligations outlined in the Terms of Reference.

Should a vacancy arise, during the tenure of the Committee, the vacancy shall be addressed through the formation of a Selection Panel by Council Officers and the Selection Process set out in Terms of Reference.



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



Vacancies of organisational or group representatives will be filled by direct nomination from the relevant organisation or group.

If a vacancy arises less than six months prior to the end of committee's term, the committee may resolve to leave the vacancy unfilled for the interim.

The term for any member appointed part way through the tenure of the Cultural Heritage Advisory Committee shall expire in line with the other members of the Advisory Committee.

If Council receives a request for membership in addition to the appointed members such a request will only be considered if a vacancy exists, or Council resolves otherwise.

### 10. Meetings

#### Schedule and Participation

The Cultural Heritage Advisory Committee will meet 4 times annually or more regularly as agreed by the Committee.

It is intended that each meeting shall not exceed two (2) hours in duration. If a meeting is to be extend beyond this time a vote shall be taken by show of hands to decide if the meeting shall continue or be reconvened at another time.

Under special circumstances a meeting may be cancelled, re-scheduled or extended.

All meetings shall be held in a central Council venue or in a virtual/hybrid environment as agreed by the Cultural Heritage Advisory Committee.

In the event that a member cannot attend an apology must be received. Future participation of a member may be reviewed for non-attendance of two consecutive meetings without an apology.

Cultural Heritage Advisory Committee members will be expected to demonstrate their commitment and due diligence by the preparation for, attendance at, and active participation in, Advisory Committee meetings.

It is expected that each member of the Cultural Heritage Advisory Committee will attend a minimum of 2 scheduled meetings each year.


### 11. Reporting of Minutes

The minutes of meetings where a quorum is present must be routinely reported to an Ordinary Meeting of Council for noting.



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



Periodic progress reports on the activities and outcomes of the Advisory Committee will be reported to a Councillor Briefing Meeting or via the Councillor's weekly newsletter (Infosum).

Additional advice and/or recommendations by the committee may also be provided to Council through Infosum or a scheduled Councillor Briefing Session where appropriate.

##### [Administrative Support and Distribution of Agendas and Minutes](#)

The management of the Advisory Committee will be overseen by the Manager, Community Arts, Culture and Library Services.

Administration support will be provided by Council staff to assist the Advisory Committee to function efficiently and effectively, including but not limited to servicing all scheduled Advisory Committee meetings and the timely preparation and distribution Agendas and Minutes.

All Committee Members are able to submit an Agenda item in accordance with the Terms of Reference.

Agenda items must be submitted to Council (either by the Committee Chairperson or a nominated Council Contact) no less than ten (10) working days prior to the finalisation and distribution of the agenda.

The Chairperson in consultation with the (Council Officer Representative with voting rights) will be responsible for coordinating the preparation and distribution of Agendas.

Agendas will be made available to Committee Members no less than five (5) working days prior to a scheduled committee meeting.

Minutes will be distributed in a timely manner to all members to ensure accuracy prior to formal endorsement by the Committee at a subsequent meeting.

Unconfirmed Minutes will be reported to an Ordinary Meeting of Council for noting.

##### [Attendance and Record of Minutes](#)

All attendance, apologies, conflicts of interests, recommendations and outcomes will be recorded in the Minutes of all meetings held where a quorum is present.

The meeting will be recorded for minute taking purposes.

Administrative Support and distribution of agendas and will be overseen by Council staff in the Community Arts, Culture and Library service department.



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



##### Quorum

The Cultural Heritage Advisory Committee provides advice to Council through its recommendations and its annual summary.

Decisions require more than half of the membership of the Cultural Heritage Advisory Committee to be present at meetings, the majority being non-City of Greater Dandenong staff.

If a quorum is not present within 30 mins of the schedule start of the meeting the meeting must reconvene at a suitable time.

A quorum must be maintained for voting purposes.

##### Voting Rights and Decision Making

It is preferable that recommendations of the Cultural Heritage Advisory Committee are made by consensus however there may be circumstances where a matter is decided by a vote.

Each member is entitled to one (1) vote. The Chairperson may exercise a casting vote should this be necessary.

Votes shall be taken by a show of hands and recorded in the minutes of the meeting.

Councillors, Council Officers and guests who are not members of the committee are not entitled to vote.

## 12. Evaluation and Review

A review of the Advisory Committee will be undertaken as required to ensure the purpose, membership and operations of the committee remain effective and in line with Council objectives.

Appropriate changes to the purpose and outcomes of the Committee and amendments to the Terms of Reference maybe made as part of the review process.

The Cultural Heritage Advisory Committee Terms of Reference will be reviewed prior to the appointment of a new committee by the Community Arts, Culture and Library Services department and if there are changes to the document, re-endorsed at an Ordinary Meeting of Council, unless otherwise advised by Council.

Council has the right to conclude the Advisory Committee by resolution of Council at any time if it is found that the Committee is no longer beneficial to the needs of the Community.



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



### 13. Policy Adherence

#### Confidentiality

Information discussed, received, used or created by the Cultural Heritage Advisory Committee deemed confidential, must not be disclosed to any person who is not a member of the committee.

Any member who discloses information that they know or should reasonably know to be confidential will be found in breach of the Terms of Reference.

The Cultural Heritage Advisory Committee must act in accordance with Council's Transparency Policy and the Public Transparency Principles as outlined in the Local Government Act 2020.

#### Freedom of Information

All documents produced by or relating to the Advisory Committee that are not publicly available or deemed confidential are subject to the *Freedom of Information Act 1982*.

#### Breaches

The City of Greater Dandenong by resolution of Council may terminate a Committee member's appointment for breaching the Terms of Reference set out in this document and/or Council's Code of Conduct – Staff/Councillor.

All members of the Cultural Heritage Advisory Committee will be required to accept and sign the Terms and Conditions statement.

#### Conflict of Interest

Any matter deemed by a member to represent a Conflict of Interest shall be reported to the Chairperson either prior to a meeting or before the specific item is discussed. Disclosure must include the nature of the relevant interest.

A member who has a direct or indirect conflict of interest (ie. Interest by close association, financial interest, conflicting duty, personal gain or loss) regarding an item to be considered or discussed by the Committee, must leave the meeting and remain absent until the conclusion of the discussion.

The conflict of interest, including the nature of the interest will be recorded in the meeting minutes including the time the member left the meeting and the time they re-joined the meeting.

If a member nominates for Local State or Federal elections, they must stand down from their position from the time they declare they have nominated until the results of the election are announced. If a member is Elected, they will be required to resign from their current position on the Committee.



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#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)



##### Media Protocols

All Advisory Committee members must act in accordance with Council's Media Policy and refer all media enquiries to Council's Media and Communication Department for a response.

The Mayor of the day remains the spokesperson for all Council activities, Advisory Committee members are not to represent the Committee or Council to the media or on social media, unless approved by the Manager Media and Communications.

##### Terms and Conditions

All members of the Cultural Heritage Advisory Committee will be required to accept and sign the agreed Terms and Conditions as part of their membership.

##### Disclosure of Personal Details

In accordance with Council's Transparency Policy, members name, qualifications and current committee position will be listed on Council's website.

##### Code of Conduct

All members of the Cultural Heritage Advisory Committee will be required to abide by Council's Code of Conduct - Staff (which includes volunteers) or Code of Conduct - Councillors.

##### Authority Constraints

The Cultural Heritage Advisory Committee has no authority to:

- Act on decisions or advice without Council Approval
- Expend money on behalf of Council
- Commit Council or its resources to any arrangements
- Consider any matter outside its area of reference
- Direct Council Officer in the performance of their duties.

#### 14. Contact Details

Brad Cooper  
Library Technology and Heritage Coordinator  
City of Greater Dandenong  
225 Lonsdale Street, Dandenong  
PO Box 200  
Dandenong 3175  
Tel: 8571 1000  
[council@cgd.vic.gov.au](mailto:council@cgd.vic.gov.au)



#### 4.2.1 Cultural Heritage Advisory Committee - Updated Terms of Reference (Cont.)

### Terms and Conditions

**I agree to:**

- Give consent for my name and email address to be made available in the public realm as a direct result of my involvement on the Cultural Heritage Advisory Committee.

Greater Dandenong City Council is required to comply with the Privacy and Data Protection Act 2014 (Vic) in relation to the collection, use, storage, security and disclosure of personal information. If you have any questions or concerns about how Council handles your personal information please contact Council's Privacy Officer on 8571 5100 a copy of Council's Privacy and Personal Information Policy is available on Council's website [www.greaterdandenong.vic.gov.au](http://www.greaterdandenong.vic.gov.au).

Modification or withdrawal of consent may be made in writing at any time to Council's Privacy Officer, however any changes to the use of your name or email will only apply from the date Council receives your withdrawal or modification of the consent, any information published prior is unable to be withdrawn from publication.

- Attend the Cultural Heritage Advisory Committee meetings and provide apologies in advance where attendance is not possible
- Strengthen advocacy and act as champion for heritage in Greater Dandenong
- Act in an advisory capacity to provide insight and advice to inform the implementation of the Arts, Cultural and Heritage Strategy
- Respect the ideas and beliefs of all members and provide an atmosphere where all members feel comfortable to participate
- Contribute in a positive way to finding solutions to issues or concerns
- At all times act in good faith, with honesty and integrity and apply the skills and expertise I possess with diligence and care
- Represent the views of my organisation, interest group or community and not individual views at odds with my organisation or group
- Notify Council of any potential conflict of interest that may arise with respect to my participation on the Committee
- Allow my comments and recommendations from the meetings to be noted in the written and recorded minutes
- Allow Council to promote my participation in the Cultural Heritage Advisory Committee in order to facilitate community feedback and participation
- Not disseminate confidential or personal information that is discussed at the Cultural Heritage Advisory Committee meetings as advised by the Committee chair
- Act in accordance with Council's Media Policy and not make any media comment on behalf of Council or the Cultural Heritage Advisory Committee unless approved by the Media and Communications Department
- Adhere to the relevant Council Policies and Guidelines.

Signed: \_\_\_\_\_ Name: \_\_\_\_\_

Date: \_\_\_\_\_



#### **4.2.2 Recommended Applicant for the Disability Advisory Committee**

File Id:	A9405692
Responsible Officer:	Director Community Services
Attachments:	Recommended Applicant for the Disability Advisory Committee

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### **1. Report Summary**

Council endorsed the establishment of the Disability Advisory Committee and Disability Community Reference Group in 2013 for an initial two-year period 2014-16. In 2015 these Committees were merged into a single Disability Advisory Committee with revised terms of reference and the provision of 12 appointed members plus Councillor representation and the Manager Community Care. The initial Committee's term was extended to finalise the Disability Action Plan 2017-23. In 2017 the Terms of Reference were again revised with the appointment of a new Committee for a period of four years.

The Disability Advisory Committee continues to play a key role in the implementation of the Disability Action Plan 2017-23 and will significantly contribute to a new Disability Action Plan beyond 2023.

### **2. Recommendation Summary**

This report recommends Council endorsement of one proposed candidate outlined in Attachment 1 of this report as an independent member for the Disability Advisory Committee.



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#### **4.2.2 Recommended Applicant for the Disability Advisory Committee (Cont.)**

### **3. Background**

The establishment of the Disability Advisory Committee and the Disability Community Reference Group was endorsed by Council on 25 November 2013 and they commenced meeting in 2014 following a selection process aligned with the Terms of Reference.

The Disability Advisory Committee provides advice to Council in relation to access and inclusion for people with disabilities in the community at a broad policy and strategic level. The Committee also provides an important forum for identifying current and future issues and advising Council about effective policy and longer-term strategic direction regarding people with disabilities in the City of Greater Dandenong.

The Disability Advisory Committee provided significant input into the development of the Disability Action Plan 2017-23. They continue to have a key role in the implementation of the Action Plan providing an ongoing connection to the community and service providers.

Applications were sought in 2022 from the public for appointment as independent members of the Disability Advisory Committee 2023 to 2026 for remaining vacancies, aligned with the term of the existing committee members. One (1) application was received.

### **4. Proposal**

Advertising for the Committee occurred throughout 2022 with promotion through local newspapers, social media and through networks including the e-news. One (1) written application was received for two (2) vacant positions. The selection process was undertaken in accordance with the Terms of Reference and one (1) applicant recommended for Council endorsement.

The one (1) recommended individual for the Disability Advisory Committee (Attachment 1) represents a widespread knowledge and strategic experience across the disability sector.

### **5. Financial Implications**

There are no financial implications associated with this report.

### **6. Consultation**

A public request for nominations occurred. All applicants were assessed in relation to the selection criteria for the Disability Advisory Committee.



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#### **4.2.2 Recommended Applicant for the Disability Advisory Committee (Cont.)**

### **7. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

#### **7.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Education, training, entrepreneurship and employment opportunities
- Embrace diversity and multiculturalism
- Mind, Body and Spirit.

#### **7.2 Council Plan 2021-25**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A city that supports entrepreneurship, quality education and employment outcomes.

### **8. The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* states that a Council must in the performance of its role give effect to the overarching governance principles.

These principles have been considered and are covered within this report.

### **9. Victorian Charter of Human Rights and Responsibilities**

Council, Councillors and members of Council staff are a public authority under the *Charter of Human Rights and Responsibilities Act 2006* and, as such, are all responsible to act in accordance with the *Victorian Charter of Human Rights and Responsibilities 2006* (the Charter).

All matters relevant to the Victorian Human Rights Charter have been considered in the preparation of this report and are consistent with the standards set by the Charter.



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#### 4.2.2 Recommended Applicant for the Disability Advisory Committee (Cont.)

### 10. The Gender Equality Act 2020

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents.

The content of this report is purely administrative in nature and does not benefit any one gender group over any other. However, this will be a significant focus in the development of a new Disability Action Plan which this Committee will be responsible for.

### 11. Consideration of Climate Change and Sustainability

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability as it is administrative in nature. However, this will be considered in the development of a new Disability Action Plan which this Committee will be responsible for.

### 12. Related Council Policies, Strategies or Frameworks

Related Council Policies, Strategies or Frameworks include:

- Greater Dandenong Council Plan 2021-25
- Disability Action Plan 2017-2023; and
- Disability Policy

### 13. Conclusion

Applications were sought from the public for appointment as independent members of the Disability Advisory Committee. One (1) application was received and is recommended as a member of the Disability Advisory Committee 2023-2026 during which time they will contribute to the development of a new Disability Action Plan.



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**4.2.2 Recommended Applicant for the Disability Advisory Committee (Cont.)**

**14. Recommendation**

**That:**

- 1. the recommended applicant listed (in “Attachment 1”) be endorsed as an independent member of the Disability Advisory Committee; and**
- 2. the Mayor of the Greater Dandenong City Council writes to the proposed applicant to confirm their appointment to the Disability Advisory Committee from 2023 to 2026.**



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**4.2.2 Recommended Applicant for the Disability Advisory Committee (Cont.)**

**OTHER**

**DISABILITY ADVISORY COMMITTEE**

**ATTACHMENT 1**

**RECOMMENDED APPLICANT FOR THE  
DISABILITY ADVISORY COMMITTEE**

**PAGES 2 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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#### 4.2.2 Recommended Applicant for the Disability Advisory Committee (Cont.)

##### Recommended Applicant for the Disability Advisory Committee

**Imran Maniar**

Imran has worked as an allied health professional in acute and community settings for 19 years. In his role he works with people of all abilities and conditions and is involved in various community groups.



#### **4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022**

File Id:	A9345133
Responsible Officer:	Director Community Services
Attachments:	Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 - Attachment 1 Safer Streets Initiative Presentation - Attachment 2

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#### **Report Summary**

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

#### **Recommendation Summary**

This report recommends that the Draft Minutes of the Community Safety Advisory Committee meeting provided in Attachment 1 and the Safer Streets Initiative Presentation provided in Attachment 2 to this report be noted by Council.



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#### **4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)**

### **Background and Proposal**

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the Draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

### **Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

#### **4.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Embrace diversity and multiculturalism.

#### **4.2 Council Plan 2021-25**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A Council that demonstrates leadership and a commitment to investing in the community.



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#### **4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)**

### **The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

The establishment of the Community Safety Advisory Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making – many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought – many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).

### **Victorian Charter of Human Rights and Responsibilities**

All matters relevant to the Victorian Charter of Human Rights and Responsibilities have been considered in the preparation and are consistent with the standards set by the Charter.

### **The *Gender Equality Act 2020***

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only.

The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.



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**4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)**

**Consideration of Climate Change and Sustainability**

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a “Climate and Ecological Emergency” and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council’s Declaration on a Climate and Ecological Emergency, Council’s Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

**10. Recommendation**

**That Council notes the Draft Minutes of the Community Safety Advisory Committee Meeting as provided in Attachment 1 and the Safer Streets Initiative Presentation as provided in Attachment 2 to this report.**



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**4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)**

**OTHER**

**DRAFT MINUTES OF THE COMMUNITY SAFETY ADVISORY  
COMMITTEE MEETING**

**ATTACHMENT 1**

**DRAFT MINUTES OF COMMUNITY  
SAFETY ADVISORY COMMITTEE  
MEETING ON  
9 NOVEMBER 2022**

**PAGES 5 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)

**Advisory Committee or Reference Group Name:** Community Safety Advisory Committee Meeting (CSAC)

**Date of Meeting:** 9 November 2022

**Time of Meeting:** 3-4.20pm

**Meeting Location:** Online via Microsoft Teams

**Attendees:**

Cr Angela Long (CGD), Manager Community Development Sport and Recreation (CGD), Executive Manager Communications and Customer Service (CGD), Community Advocacy Officer – Safer Streets (CGD), Acting Coordinator of Youth and Family Services (CGD), Inspector Peter Koger (Victoria Police [VicPol]), Coordinator Community Advocacy (CGD), Team Leader Public Safety and Security (CGD), Sergeant Paula Linford, (VicPol), Community Advocacy Officer (CGD), Zoe Francis (Women's Health in the South East [WHISE]), Municipal Recovery Manager and Fire Prevention Coordinator (CGD).

**Apologies:**

Cr Mayor Jim Memeti (CGD), Cr Sophie Tan (CGD), Christopher Cornish-Raley (Monash Health Drug & Alcohol Service [MHD&AS]), Debra Alexander (MHD&AS), Katrina Bould (YSAS), Louise Cristofaro, (Department of Families, Fairness and Housing [DFFH]), Senior Sergeant Kent Standish (VicPol), Laura Riccardi (WHISE), Manager Regulatory Services (CGD), Coordinator Emergency Management (CGD), Place Manager Activity Centre's Revitalisation (CGD), Sue Bumpstead (Monash Health Accident and Emergency [MHA&E]), Senior Sergeant Debra Lay (VicPol), Senior Sergeant Colin Huth (VicPol), Sean Quigley (WAYSS).

**Minutes:**

Community Advocacy Officer (CGD).

Item No.	Item	Action	Action By
1.	<p><b>Welcome and Introductions</b></p> <p><i>"We acknowledge the traditional owners and custodians of this land, the Bunurong People, and pay respects to their Elders past, present and emerging.</i></p> <p><i>We recognise and respect their continuing connections to Climate, Culture and Country and we also pay our respects and acknowledge all Aboriginal peoples and their Elders present here today, in acknowledging their journey."</i></p> <p>The Chair welcomed attendees and noted apologies.</p>		
2.	<p><b>Minutes of Previous Meeting and Business Arising</b></p> <p><b>Better Stations Program Update</b></p> <p>As per email advice from Senior Project Officer, Department of Transport.</p> <p>Earlier work at the beginning of the year revolved around identifying and assessing issues and opportunities related to accessibility, amenity, and safety at Dandenong Station. A number of potential initiatives/upgrades have been identified and will be packaged into several investment options for inclusion in a business case to be considered as part of the 2023-24 State Budget process.</p>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)

3.	<p><b>Community Safety Plan 2022-26 &amp; CSAC Terms of Reference review and membership – Holdover recommendation</b></p> <p>The Draft Community Safety Action Plan 2022-26 was due to be presented to the Council Briefing Session on 5 December. This included revised Draft Terms of Reference for the Community Safety Advisory Committee. The Draft Community Safety Action Plan 2022-26 was developed prior to the Safer Streets Initiative commencing.</p> <p>Recommended that the Council Briefing Session on the Draft Community Safety Action Plan 2022-26 scheduled for 5 December be postponed, to allow a review of the Safer Streets Initiative to occur in February/March 2023 – with a view to this being incorporated into the new Draft Plan.</p> <p>It is anticipated that this will be presented to Council late March/early April 2023.</p> <p>Unanimous agreement from members that this recommendation be taken to the Executive Management Team 15 November meeting for their decision and action.</p>	EMT to consider recommendation.	Council.
4.	<p><b>Safer Streets Project Initiative Presentation</b></p> <p>Community Advocacy Officer – Safer Streets presented information attached with these meeting minutes.</p>	Attachment 2.	Council.
5.	<p><b>DJCS Grants Updates</b></p> <p>Council has three Department of Justice and Community Safety [DJCS] grant projects currently in operation.</p> <p><b><u>Community Safety Infrastructure Grant</u></b></p> <p>\$400,000 grant from the DJCS for Springvale CCTV, Hemmings Street and Walker Street carpark. This grant is nearing its completion date.</p> <p>Update:</p> <ul style="list-style-type: none"> <li>• Installation of Springvale CCTV finalised.</li> <li>• Installation of CCTV at Boyd Lane and security upgrades at Walker Street Carpark.</li> <li>• A community workshop activation event conducted by an indigenous Hip Hop group at the Koorie State-wide Netball and Football Carnival weekend at Tatterson Park.</li> </ul> <p><b><u>Building Safer Communities Grant</u></b></p> <p>\$219,000 grant from the DJCS for infrastructure upgrades and tree planting.</p> <ul style="list-style-type: none"> <li>• Planning for CCTV cameras to be installed in Hemmings Park and some precinct lighting upgrades. Tree planting for 2022-23 completed.</li> </ul> <p><b><u>Empowering Communities Initiative</u></b></p> <p>\$700,000 grant from the DJCS.</p> <ul style="list-style-type: none"> <li>• With approval, a community garden is</li> </ul>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)

	<p>proposed on State Government land in the Dandenong West area.</p> <ul style="list-style-type: none"> <li>• There is potential to develop a small Dandenong West community hub (co-located in existing facilities) in partnership with other agencies for the community garden. To be further investigated.</li> <li>• A forum will be organised to investigate needs and challenges faced by rooming house residents living in the Hemmings Street precinct. The forum will seek to address these and link residents into services where gaps are identified.</li> </ul>		
6.	<p><b>Service Provider Updates</b> <b>Homelessness Sector</b></p> <p><b>Community Advocacy Officer – CGD</b></p> <ul style="list-style-type: none"> <li>• Dandenong Zero Project - all tier meetings progressing well and on-time.</li> <li>• Conducted first Service Improvement meeting for Dandenong Zero on 3 November. Conducting a stakeholder mapping exercise to include additional organisational representatives in the Service Improvement group.</li> <li>• 81 people on the By Name List (BNL) who are sleeping rough in Greater Dandenong.</li> <li>• Prepared Dandenong Zero material for Council website publication.</li> <li>• Dandenong Zero official launch ceremony date has not determined as yet. Anticipated in late January or early February 2023.</li> <li>• Insufficient social and affordable housing in Greater Dandenong remains a critical issue for rough sleepers to be housed.</li> </ul> <p><b>Youth Sector</b> <b>Acting Coordinator – Youth Services CGD</b></p> <ul style="list-style-type: none"> <li>• Planning for 2023 and a key theme will be activating public spaces post COVID.</li> <li>• Planning to organise programs for young people so that they can socialise.</li> <li>• Planning to partner with Melbourne City Football Club to utilise multiple sports spaces in Dandenong and empower young people's leadership and provide avenues for sport.</li> <li>• Organising Noble Park Big Day Out for March next year to connect key stakeholders with young people post COVID and maintain the connection.</li> </ul>		
7.	<p><b>Roundtable Updates</b></p> <p><b>Municipal Recovery Manager and Fire Prevention Coordinator – CGD</b></p> <ul style="list-style-type: none"> <li>• On 25 October Council held the Relief Centre exercise for council staff to familiarise themselves on evacuation procedures. Many organisations including DFFH, Vic Pol, Council staff volunteers and Emergency Recovery Victoria participated.</li> <li>• Activities included role playing and how to</li> </ul>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)

	<p>assist displaced residents in an emergency.</p> <ul style="list-style-type: none"> <li>Working and engaging community connectors post COVID to assist with community and find out their health and wellbeing needs.</li> </ul> <p><b>Vic Pol– Inspector Peter Koger</b></p> <ul style="list-style-type: none"> <li>Coordinating resources to provide support for people affected by floods.</li> <li>Providing support to the people at the flood affected areas in Shepparton, Wangaratta, and Bendigo.</li> <li>Dandenong and Springvale require two divisional vans to cover two shifts, six per station per day. These vans will enable core service function delivery.</li> <li>Youth Gang Team established to target Persons of Interest (POI).</li> <li>VicPol attending regular Dandenong Zero Hot Spots meeting.</li> <li>VicPol is targeting unregistered rooming houses and crisis accommodation properties to ensure owners are accountable and do not take advantage of vulnerable people.</li> </ul> <p><b>Team Leader Public Safety &amp; Security – CGD</b></p> <ul style="list-style-type: none"> <li>Noting a decrease in the age of persons causing trouble in Dandenong and Springvale Hub.</li> <li>Conducting a review of CCTV installations.</li> <li>Collaborating with the Community Advocacy Officer on Safer Streets Initiative.</li> </ul> <p><b>WHISE – Zoe Francis</b></p> <ul style="list-style-type: none"> <li>Collaborating with relevant CGD Council officer on family violence matters.</li> <li>Will send a free webinar link to share internally with Council staff about unpacking healthy masculinity.</li> <li>WHISE is running a 16-day online activism against family violence webinar. This will also cover the disability workforce.</li> </ul> <p><b>Executive Manager Communication and Customer Service – CGD</b></p> <ul style="list-style-type: none"> <li>A walk against family violence has been planned for 22 November at 11:30am in Dandenong.</li> <li>Media and Communication team has been doing campaign and promotion of the 16 days activism and the walk against family violence via social media and print newspapers.</li> <li>Melbourne University has sent out some links for surveys and have requested Council to promote to the community.</li> <li>Collaborating with VicPol and the Safer Streets Initiative officer on promoting community safety materials.</li> </ul>		
	<p>Meeting closed: 4.20pm Next meeting: 8 February 2023 Time: 3pm-4.30pm Location: Microsoft Teams Online</p>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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**4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)**

**OTHER**

**DRAFT MINUTES OF COMMUNITY SAFETY ADVISORY COMMITTEE  
MEETING**

**ATTACHMENT 2**

**SAFER STREETS INITIATIVE  
PRESENTATION**

**PAGES 6 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)**



**Safer Streets Initiative Presentation**

Wednesday 9 November 2022

Community Advocacy Officer



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**4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)**

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## Safer Streets Project



*An innovative program designed to make streets,  
friendlier and safer for ALL users*

- Community Advocacy – Safer Streets Officer
- Safer Streets Model
- Timelines





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**4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)**

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### **What has Council done? – short term**



- Formed a cross departmental working group
- Developed a draft Operations Safer Streets initiative
- Partnership with Council & Vic Pol
- Engagement Survey – Lonsdale, Afghan Precinct and Internal
- Requested placement of Vic Pol mobile response van outside Dandenong Lonsdale Pocket Park (Complete)
- Portable CCTV Camera Placement in Thomas Street/Scott Street (November)





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**4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)**



### **What are we doing and next steps? – medium term**

- Business owner surveys across whole of Dandenong Precinct
- Education Forums (internal and external)
- Internal Staff Process Survey
- Partnership Building Expanded
- Propose to have Ambassadors for each precinct





4.2.3 Draft Minutes of Community Safety Advisory Committee Meeting - 9 November 2022 (Cont.)



Questions





#### **4.2.4 Draft Minutes of Arts Advisory Board Meeting - 22 November 2022**

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Arts Advisory Board Meeting on  
22 November 2022

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### **1. Report Summary**

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

### **2. Recommendation Summary**

This report recommends that the draft Minutes of the Arts Advisory Board meeting provided in Attachment 1 to this report be noted and endorsed by Council.



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**4.2.4 Draft Minutes of Arts Advisory Board Meeting - 22 November 2022 (Cont.)**

### **3. Background and Proposal**

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

### **4. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

#### **4.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Education, training, entrepreneurship and employment opportunities
- Embrace diversity and multiculturalism.

#### **4.2 Council Plan 2021-25**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city that supports entrepreneurship, quality education and employment outcomes
- A Council that demonstrates leadership and a commitment to investing in the community.



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**4.2.4 Draft Minutes of Arts Advisory Board Meeting - 22 November 2022 (Cont.)**

## **5. The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

The establishment of the Arts Advisory Board and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making – many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought – many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).

## **6. Victorian Charter of Human Rights and Responsibilities**

All matters relevant to the Victorian Charter of Human Rights and Responsibilities have been considered in the preparation and are consistent with the standards set by the Charter.

## **7. The *Gender Equality Act 2020***

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only.

The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.



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**4.2.4 Draft Minutes of Arts Advisory Board Meeting - 22 November 2022 (Cont.)**

## **8. Consideration of Climate Change and Sustainability**

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a “Climate and Ecological Emergency” and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council’s Declaration on a Climate and Ecological Emergency, Council’s Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

## **9. Recommendation**

**That Council notes the draft Minutes of the meeting for the Arts Advisory Board as provided in Attachment 1 to this report.**



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**4.2.4 Draft Minutes of Arts Advisory Board Meeting - 22 November 2022 (Cont.)**

**OTHER**

**DRAFT MINUTES OF ARTS ADVISORY BOARD MEETING**

**ATTACHMENT 1**

**ARTS ADVISORY BOARD MEETING ON  
22 NOVEMBER 2022**

**PAGES 5 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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#### 4.2.4 Draft Minutes of Arts Advisory Board Meeting - 22 November 2022 (Cont.)

**Advisory Committee or Reference Group Name:** Arts Advisory Board Meeting

**Date of Meeting:** 22 November 2022

**Time of Meeting:** 6pm-8.05pm

**Meeting Location:** Community Room 1, Springvale Community Hub, 3 Grace Park Avenue, Springvale

**Attendees:**

*Roh Singh (Chair) (RS), Mish Eisen (ME), Oz Malik (OM), Leng Te (LT), Acting Manager Community Arts, Culture and Library Services (City of Greater Dandenong [CGD]) (in part), Coordinator Drum Theatre (CGD), Coordinator Arts and Cultural Development (CGD),*

**Apologies:**

*Cr Rhonda Garad (CGD), Emily Siddons (ES)*

**Minutes:**

*Business Support Officer, Community Arts, Culture and Library Services*

Item No.	Item	Action	Action By
1	<b>Acknowledgement of Country</b> <i>"We acknowledge the traditional owners and custodians of this land, the Bunurong People, and pay respects to their Elders past, present and emerging.</i>  <i>We recognise and respect their continuing connections to Climate, Culture and Country and we also pay our respects and acknowledge all Aboriginal peoples and their Elders present here today, in acknowledging their journey."</i>		
2	<b>Conflicts of Interest</b> No conflicts of interest declared in relation to the agenda.		
3	<b>Introductions, Apologies, Staffing Updates</b> Update given on key staffing changes and current acting arrangements at Council.  Drum Theatre noted new staff appointed to roles of Venue Operations Lead, Box Office Staff and Technical Staff. Venue Support Officers are currently being recruited.  Appointment of new Council CEO announced.		
4	<b>Review of Minutes</b> Arts Advisory Board Meeting on 16 August 2022. Moved: OM Seconded: ME		
5	<b>AAB Members</b> <ul style="list-style-type: none"><li>- Welcomed new members to the Board.</li><li>- Confirmed extension of 12 months for</li></ul>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.4 Draft Minutes of Arts Advisory Board Meeting - 22 November 2022 (Cont.)

	<p>existing board members was endorsed by Council. Revised end of term is now 2 March 2025.</p> <ul style="list-style-type: none"> <li>- All members presented a brief introduction to the group.</li> <li>- Group was advised of upcoming governance tasks for next meeting in 2023: nomination of board Chairperson; and Working Group Chair and representatives.</li> <li>- It was noted that the Chairperson is to be an external member and is elected by Arts Advisory Board members.</li> <li>- Congratulations were passed onto ME and OM for recent completion of study.</li> </ul>	<p>Define process for nomination of Chairperson and Working Group representatives.</p> <p>Prepare communication to members of the Drum Working Group to keep them informed.</p>	<p>Coordinator Arts and Cultural Development (CGD)</p> <p>Coordinator Arts and Cultural Development and Coordinator Drum Theatre (CGD)</p>
6	<p><b>Working Group Chair Reports</b></p> <p><b>Public Art Working Group:</b> <i>Working Group Chair gave overview based on minutes of working group.</i></p> <p><b>Key Points:</b></p> <ul style="list-style-type: none"> <li>- Group agreed to meet 4 times a year across key CGD locations; extension of contract and lifespan mural at Walker Street Gallery (<i>The Home of Earthly Delights</i>).</li> <li>- Deaccession of artwork currently in process.</li> <li>- Discussion and update regarding artwork in Mons Parade underpass.</li> <li>- Overview of Ukrainian community mural provided – group is active and requested funding from Council to support this work.</li> <li>- Proposed digital public artwork commission was discussed.</li> <li>- Public Art Policy will be reviewed over coming months, group to be involved.</li> <li>- Working group feeling valued and having great conversations.</li> </ul> <p><b>Drum Theatre Working Group:</b> No Drum Working Group meeting held due to resignation of Chair (Shelley McSpedden).</p> <p><b>Community Connection Working Group:</b> <i>Working Group Chair gave overview based on minutes of working group.</i></p> <p><b>Key Points:</b></p> <ul style="list-style-type: none"> <li>- Discussion around the future use of Walker Street Gallery and Arts Centre and community connection to the space.</li> <li>- CGD representatives noted that Walker Street Gallery will continue to operate until greater clarity is confirmed regarding Precinct Energy Plant (PEP) redevelopment</li> </ul>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



**4.2.4 Draft Minutes of Arts Advisory Board Meeting - 22 November 2022 (Cont.)**

	<p>and Dandenong New Art (DNA) timeframes. Noted that PEP redevelopment will be creative industry and arts production space.</p> <ul style="list-style-type: none"> <li>- Discussion around grants information sessions and opportunity for verbal submissions.</li> </ul>	<p>Provide feedback to Grants team regarding consideration of verbal (non-written) application options.</p>	<p>Coordinator Arts and Cultural Development (CGD)</p>
7	<p><b>Dandenong New Art (DNA) and Precinct Energy Plant (PEP) Projects</b> Update presented on DNA and former PEP redevelopment projects.</p> <p><b>DNA:</b></p> <ul style="list-style-type: none"> <li>- Awaiting updated information on proceedings and next stages.</li> <li>- Staff working on operational processes in interim.</li> </ul> <p><b>PEP:</b></p> <ul style="list-style-type: none"> <li>- Creative Neighbourhood Infrastructure Support Program (CNISP). Creative Infrastructure funding – allocated to improve base level occupancy and access requirements for ground floor – infrastructure only in 2022-23 and activation in 2023-24.</li> <li>- Works progressing well.</li> <li>- Council has obtained \$800,000 from State Government to progress to detailed design phase. Funding agreement signed and project plan being revised.</li> </ul>	<p>Organise tour of PEP and DNA buildings for board members (consider as part of next meeting if appropriate).</p>	<p>Coordinator Arts and Cultural Development (CGD)</p>
8	<p><b>Facility and Service Updates and Discussion</b></p> <p><b>Drum Theatre:</b></p> <ul style="list-style-type: none"> <li>- 217 events and activities held in 2022. Increased programming and community access.</li> <li>- Audience numbers still approximately 40% of pre-COVID attendances.</li> <li>- Held focus group with 25 Encore audience members.</li> <li>- Increasing the focus on Public Art at the Drum. Live artwork will be created at Makers Market and exhibited at the Drum.</li> <li>- Working with key artists on upcoming shows, 2 major projects have applied for funding from Community Grants.</li> <li>- Spoke about collaboration with Bunjil – to determine how Theatres can complement each other in program offers.</li> <li>- Newly introduced Table-Top Games Nights (board games, mini painting tables and Pokemon matches). Has been successful and attracting a diverse new group to the Drum Theatre.</li> </ul> <p><b>Walker Street Gallery:</b></p> <ul style="list-style-type: none"> <li>- New exhibition <i>Inked</i> opens next week. It is a celebration of the art of tattoos.</li> <li>- Winner of community calendar competition</li> </ul>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.4 Draft Minutes of Arts Advisory Board Meeting - 22 November 2022 (Cont.)

	<p>will also be announced at the exhibition.</p> <ul style="list-style-type: none"> <li>- Billion Stars Against Violence program has provided a vehicle for soft discussions whilst enjoying some hands-on creative fun. Linked with annual Walk Against Family Violence.</li> <li>- Another grants info session coming up on 30 November 2023.</li> <li>- 2023 <i>SHE</i> exhibition is back. This iteration is <i>SHE of mind and body</i>.</li> <li>- 9 by 5 community art exhibition opening in January 2023.</li> <li>- Networking and professional development for creatives and artists in residence programs will be launched in 2023.</li> </ul>		
9	<p><b>Sector Updates - Round Table</b></p> <p><b>OM: Noble Park Art Show</b> On judging panel – over 500 submissions from local artists. Mayor was in attendance.</p> <p><b>OM: Sangam</b> South Asian performing artists 'Light'. Attracted large and diverse audience.</p> <p>Discussion around Afghan performance at Bunjil – sold out event and ticket prices were very high.</p>		
10	<p><b>Other Business</b></p> <p><b>Arts, Culture and Heritage Strategy Updates</b> New Strategy endorsed by Council – discussion around how to align strategy updates to agenda.</p> <p><b>End of Year Gathering</b> Informal: Attend Our Beat Makers Market - 15 December.</p>	<p>Add to next meeting Agenda: Strategy updates (based on quarterly reporting).</p> <p>Invite to Makers Market be sent to board.</p>	<p>Coordinator Arts and Cultural Development (CGD)</p>
11	<p><b>Next Meeting:</b></p> <p><b>6-8pm</b> Tuesday 28 February 2023 Venue: Drum Theatre</p>		

Meeting closed: 8.05pm

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### **4.2.5 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 6 December 2022**

File Id:	A9384452
Responsible Officer:	Director Community Services
Attachments:	Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting on 6 December 2022

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### **1. Report Summary**

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

### **2. Recommendation Summary**

This report recommends that the Draft Minutes of the Multicultural and People Seeking Asylum Advisory Committee meeting provided in Attachment 1 to this report be noted by Council.



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**4.2.5 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 6 December 2022 (Cont.)**

### **3. Background and Proposal**

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the Draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

### **4. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

#### **4.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Embrace diversity and multiculturalism.

#### **4.2 Council Plan 2021-25**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts.



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**4.2.5 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 6 December 2022 (Cont.)**

**5. The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

The establishment of the Multicultural and People Seeking Asylum Advisory Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making – many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought – many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).

**6. Victorian Charter of Human Rights and Responsibilities**

All matters relevant to the Victorian Charter of Human Rights and Responsibilities have been considered in the preparation and are consistent with the standards set by the Charter.

**7. The *Gender Equality Act 2020***

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only.

The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.



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**4.2.5 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 6 December 2022 (Cont.)**

**8. Consideration of Climate Change and Sustainability**

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a “Climate and Ecological Emergency” and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council’s Declaration on a Climate and Ecological Emergency, Council’s Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

**9. Recommendation**

**That Council notes the Draft Minutes of the Multicultural and People Seeking Asylum Advisory Committee meeting as provided in Attachment 1 to this report.**



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**4.2.5 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 6 December 2022 (Cont.)**

**OTHER**

**DRAFT MINUTES OF MULTICULTURAL AND PEOPLE SEEKING  
ASYLUM ADVISORY COMMITTEE MEETING**

**ATTACHMENT 1**

**MULTICULTURAL AND PEOPLE  
SEEKING ASYLUM ADVISORY  
COMMITTEE MEETING ON  
6 DECEMBER 2022**

**PAGES 5 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.5 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 6 December 2022 (Cont.)

**Advisory Committee or Reference Group Name:** Multicultural and People Seeking Asylum Advisory Committee (MAPSAAC)

**Date of Meeting:** 6 December 2022

**Time of Meeting:** 3pm-4.10pm

**Meeting Location:** Online via Microsoft Teams

**Attendees:** Kylie Reid (Chisholm Institute) – Chairperson, Jacquie McBride (Monash Health), Sri Samy (Friends of Refugees [FOR]), Siv Yoganathan (Life Without Barriers), Community Advocacy Officers (CGD), Mayor Cr Eden Foster (Council), Qutbiallyam Timor (Asylum Seeker Resource Centre [ASRC])

**Apologies:** Cr Rhonda Garad (Council), Coordinator Community Advocacy (Council), Peter McNamara (South East Community Links [SECL]), Chaw Po (Community Member), Sarita Kulkarni (Community Member), Kadir Pethiyagoda (Community Member), Oliver Pollasky (WithYouWithMe), Sean Quigley (WAYSS), Binita Maskey (Women's Association South East Melbourne Australia).

**Minutes:** Community Advocacy Officer (CGD)

Item No.	Item	Action	Action By
1.	<p><b>Welcome and Introductions</b></p> <p><i>"We acknowledge the traditional owners and custodians of this land, the Bunurong People, and pay respects to their Elders past, present and emerging. We recognise and respect their continuing connections to Climate, Culture and Country and we also pay our respects and acknowledge all Aboriginal peoples and their Elders present here today, in acknowledging their journey."</i></p> <p>Chair welcomed Committee Members and apologies noted.</p>		
2.	<p><b>Endorsement of Minutes of Previous Meeting</b></p> <p>Minutes endorsed by Sri Samy (FOR) and seconded by Mayor Cr Eden Foster (Council).</p>		
3.	<p><b>Review of Outstanding Action Items</b></p> <ul style="list-style-type: none"> <li>The updated MAPSAAC Terms of Reference (ToR) was endorsed by Committee members and feedback incorporated. The ToR has been approved by Council's Executive Management Team and at a Councillor Briefing Session on 5 December. It will go to Council for endorsement at the 12 December Council Meeting.</li> </ul>		
4.	<p><b>Multicultural and People Seeking Asylum Advisory Committee 2023-2025 – Member nominations</b></p> <ul style="list-style-type: none"> <li>Timeline of key dates: <ul style="list-style-type: none"> <li>12 December - Terms of Reference go to Council for endorsement.</li> <li>14 December 2022 – 31 January 2023 - Expression of Interest (EOI) for member nominations open.</li> <li>1 February – 10 February 2023 - interviews and</li> </ul> </li> </ul>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.5 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 6 December 2022 (Cont.)

	<p>selection process.</p> <ul style="list-style-type: none"> <li>14 March 2023 - Council meeting to seek endorsement of member nominations.</li> <li>21 March 2023 (tentative) - First MAPSAAC meeting.</li> <li>First week of June, September, December 2023 - subsequent MAPSAAC meetings to be scheduled.</li> </ul> <ul style="list-style-type: none"> <li>The EOI will be advertised on Council's website and the local newspaper. All members will be invited to re-apply for membership. Standing memberships will be offered to the regional Refugee Health Provider and Refugee Settlement Organisations.</li> </ul>		
5.	<p><b>Refugee Week 2023 – Working Group EOI (Separate event not requiring official MAPSAAC representation)</b></p> <ul style="list-style-type: none"> <li>Theme for Refugee Week 2023 is Finding Freedom: <a href="#">Refugee Week 2023 Theme: Finding Freedom - Refugee Week</a>.</li> <li>For Greater Dandenong, potentially run an event at the Dandenong Civic Centre or Springvale Community Hub, with diverse representation from community, community groups and service providers.</li> <li>A working group will be formed for the planning of 2023 celebrations.</li> <li>The first working group meeting will take place in the week of Monday 30 January 2023, with subsequent meetings to be potentially held fortnightly or as needed leading up to Refugee Week.</li> <li>All members are invited to participate and share the expression of interest opportunity with their networks.</li> </ul>	Send out an EOI invite for the working group.	Community Advocacy Officers (CGD)
6.	<p><b>Information Sharing</b></p> <p><b>Friends of Refugees</b></p> <ul style="list-style-type: none"> <li>Continue to receive a high number of referrals and drop-ins. COVID-19 is impacting staff and resourcing. Face to face programs finish next week and the office will close of Christmas from 22 December 2022 – 3 January 2023.</li> </ul> <p><b>Life Without Barriers</b></p> <ul style="list-style-type: none"> <li>Continued advocacy on behalf of clients to support their transition to permanent accommodation and financial security; support agencies are stretched. New Zealand resettlement is ramping up and has been promoted to more people.</li> </ul> <p><b>Chisolm</b></p> <ul style="list-style-type: none"> <li>Temporary Protection Visa (TPV) and Safe Haven Enterprise Visa (SHEV) holders are experiencing fatigue from waiting. <ul style="list-style-type: none"> <li>Visa holders are eligible for State Government education initiatives e.g., in hospitality, engineering and construction.</li> </ul> </li> <li>Housing remains a challenge for students.</li> <li>Office closes 22 December 2022 – 4 January 2023. Main classes will resume late January 2023.</li> <li>Greater Dandenong's GameChange Employment Initiative working groups are due to meet February 2023.</li> </ul> <p><b>Mayor Cr Eden Foster (Council)</b></p>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.5 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 6 December 2022 (Cont.)

<ul style="list-style-type: none"> <li>Greater Dandenong Afghan Community Information Forum on 6 November - attended by 120 including Mayor Cr Eden Foster, Cr Jim Memeti, Federal Members Julian Hill MP, Cassandra Fernando MP, State Member Lee Tarlamis MP and State election candidates. <ul style="list-style-type: none"> <li>Minister for Immigration Hon. Andrew Giles MP conveyed that the Government has reduced the backlog of visa applications to under 800,000 and are hiring 500 new staff to increase capacity but will take time to train staff.</li> <li>Labor will honour its commitment to genuine applicants. Taken months to work out the best solution and develop a clear legal pathway.</li> <li>Nobody will be deported back to Afghanistan. Labor is committed to processing 5,000 applications over 4 years - 464 applications since election.</li> </ul> </li> </ul> <p><b>ASRC</b></p> <ul style="list-style-type: none"> <li>Feedback from community on Afghan Community Forum – the community were disappointed that there was no announcement by Minister Andrew Giles on TPV/SHEV transition.</li> </ul> <p><b>Monash Health</b></p> <ul style="list-style-type: none"> <li>Refugee Council of Australia (RCOA) Annual General Meeting - Minister Hon. Andrew Giles Q&amp;A <a href="https://www.youtube.com/watch?v=UXWkQ8UIMak">https://www.youtube.com/watch?v=UXWkQ8UIMak</a>: <ul style="list-style-type: none"> <li>Government is committed to ending TPVs, family reunification and sustainable solutions for the complex problems within this space.</li> <li>Raised concern about the fast-track process.</li> <li>Still looking at Status Resolution Support Services (SRSS) re-design.</li> <li>Minister Giles did not want to pre-empt 2023 budget announcements.</li> <li>Acknowledged challenge of immigration detention and looking at other options.</li> <li>No amnesty for people refused a TPV or SHEV.</li> <li>People should be supported to work and acknowledged current barriers.</li> </ul> </li> <li>Expecting increased people seeking asylum by 2022-23. Business is currently impacted by unplanned COVID-related staff absenteeism.</li> <li>Volunteer program has been stood down and currently there is no capacity to reboot.</li> </ul> <p><b>Community Advocacy Officers (CGD)</b></p> <ul style="list-style-type: none"> <li>RCOA Sector Advocacy and Campaigns Strategy Group Meeting on 29 November: <ul style="list-style-type: none"> <li>Concern about boats restarting might be delaying the government's announcement but the Minister is also facing community pressure to act on the government's promise.</li> <li>SRSS – roundtable in February with State Government and NGOs to discuss options about reform and how the criteria will be expanded.</li> <li>Offshore processing – Government still pushing for third country settlement, recognise need support for people to do this.</li> <li>Humanitarian program – RCOA will need to ramp up advocacy in the lead up to May budget.</li> </ul> </li> <li>Mayoral Taskforce for People Seeking Asylum Executive meeting will be held on 8 December. There</li> </ul>		
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*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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**4.2.5 Draft Minutes of Multicultural and People Seeking Asylum Advisory Committee Meeting - 6 December 2022 (Cont.)**

	will be a reflection of 100-day Back Your Neighbour campaign outcomes and advocacy priorities moving forward with other councils interested in joining meeting as observers.		
7.	<b>Other Business</b> <ul style="list-style-type: none"><li>• Chair acknowledge that service providers have served the refugee and people seeking asylum community well in a challenging environment for the past three years.</li><li>• Acknowledgement of Kylie Reid (Chisholm) as Chair and all members' contributions to the Committee during this term.</li></ul>		
8.	<b>Meeting Closed</b> 4.10pm		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### **4.2.6 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 December 2022**

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Positive Ageing Advisory  
Committee Meeting on 8 December 2022

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### **1. Report Summary**

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

### **2. Recommendation Summary**

This report recommends that the draft Minutes of the Positive Ageing Advisory Committee meeting provided in Attachment 1 to this report be noted and endorsed by Council.



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**4.2.6 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 December 2022 (Cont.)**

### **3. Background and Proposal**

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

### **4. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

#### **4.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Education, training, entrepreneurship and employment opportunities
- Sustainable environment
- Embrace diversity and multiculturalism
- Mind, Body and Spirit
- Art and Culture.



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**4.2.6 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 December 2022 (Cont.)**

**4.2 Council Plan 2021-25**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A green city committed to a sustainable future
- A city that supports entrepreneurship, quality education and employment outcomes
- A Council that demonstrates leadership and a commitment to investing in the community.

**5. The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

The establishment of the Positive Ageing Advisory Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making – many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought – many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).

**6. Victorian Charter of Human Rights and Responsibilities**

All matters relevant to the Victorian Charter of Human Rights and Responsibilities have been considered in the preparation and are consistent with the standards set by the Charter.



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**4.2.6 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 December 2022 (Cont.)**

**7. The Gender Equality Act 2020**

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only.

The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.

**8. Consideration of Climate Change and Sustainability**

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

**9. Recommendation**

**That Council notes the draft Minutes of the Positive Ageing Advisory Committee meeting as provided in Attachment 1 to this report.**



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**4.2.6 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 December 2022 (Cont.)**

**OTHER**

**DRAFT MINUTES OF POSITIVE AGEING ADVISORY COMMITTEE  
MEETING**

**ATTACHMENT 1**

**POSITIVE AGEING ADVISORY  
COMMITTEE MEETING  
HELD ON 8 DECEMBER 2022**

**PAGES 4 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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#### 4.2.6 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 December 2022 (Cont.)

**Advisory Committee or Reference Group Name:** Positive Ageing Advisory Committee (PAAC)

**Date of Meeting:** 8 December 2022

**Time of Meeting:** 1.30–3.30pm

**Meeting Location:** Springvale Community Hub  
5 Hillcrest Grove, Springvale  
Community Rooms 6

Also via Microsoft Teams

**Attendees:** Julie Klok (Chair), Maria Erdeg, Christine Green, Erica Moulang, Lauris Attard, Betty Gracias, Manager Community Care (City of Greater Dandenong [CGD]), Coordinator Community Access (CGD), Positive Ageing Team Leader (CGD)

**Apologies:** Jeff Carlin, Carol Drummond

**Minutes:** Coordinator Community Access (CGD)

Item No.	Item	Action	Action By
1.	<b>Welcome and Apologies</b> <i>"We acknowledge the traditional owners and custodians of this land, the Bunurong People, and pay respects to their Elders past, present and emerging.</i>  <i>We recognise and respect their continuing connections to Climate, Culture and Country and we also pay our respects and acknowledge all Aboriginal peoples and their Elders present here today, in acknowledging their journey."</i>  The Chair welcomed all present and noted apologies.		
2.	<b>Previous Minutes and Business Arising</b> October minutes were accepted – moved Erica Moulang and seconded Christine Green.		
3.	<b>Update on Council Annual Statutory Meeting – Approved Councillor Delegates for PAAC 2023</b> The Manager Community Care confirmed that Cr Eden Foster was elected as Mayor for the 2022-23 mayoral term and Cr Lana Formoso was elected as Deputy Mayor at Council's Annual Statutory meeting on Thursday 10 November.  Cr Loi Truong was also endorsed as the Councillor Representative on the PAAC.	For noting.	
4.	<b>Update on Aged Care Reform Agenda</b> The Manager Community Care provided an	Provide regular updates	Manager

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.6 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 December 2022 (Cont.)

	<p>update on the recent information about the Aged Care Reforms including:</p> <ul style="list-style-type: none"> <li>• Pay rates across different awards and the effect on the unit costs and subsidies.</li> <li>• Workforce issues.</li> <li>• Recent legislative changes to Aged Care Regulations.</li> <li>• The Commonwealth Government has been consulting about the Aged Care Reforms. The model and unit prices are yet to be determined. There is concern across the industry about transition timelines and significant workforce issues across the sector, particularly with domestic services.</li> </ul> <p>Lack of understanding in the community and with health professionals/media about the difference between Home Care Packages (HCP) and Commonwealth Home Support Programme (CHSP).</p>	to PAAC members.	Community Care
5.	<p><b>Supporting Carers Project</b></p> <p>The Coordinator Community Access provided a summary of the Supporting Carers Project, including ways that carers have suggested Council can provide additional support.</p> <p>Committee members discussed their own experience of carers and suggested several areas to focus on including online groups, the need for information in a variety of formats including print, activities for carers, opportunities for volunteers and continuing to seek input from carers to guide the design of Council activities.</p>	Provide further updates to PAAC members.	Coordinator Community Access
6.	<p><b>Merle Mitchell event</b></p> <p>The Coordinator Community Access provided an overview of the Merle Mitchell event held on Sunday 13 November at the Springvale Community Hub (SCH).</p> <p>The memorial event included:</p> <ul style="list-style-type: none"> <li>• Renaming of a portion of the Springvale Library to Mitchell Hall.</li> <li>• Installation of an interpretive sign in the SCH Enterprise Rose Garden, acknowledging the importance of the Enterprise Hostel and of Merle to the Springvale Community.</li> </ul>	For noting.	
7.	<p><b>Discussion on what are the key Aged Care issues that PAAC members identify as the most important for Greater Dandenong older residents in 2023</b></p> <p>The Committee discussed the key Aged Care issues that PAAC members identify as the most important for Greater Dandenong older residents in 2023. This will inform the development of the 2023 actions for the Positive Ageing Strategy that</p>	Add to next agenda.	Manager Community Care

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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**4.2.6 Draft Minutes of Positive Ageing Advisory Committee Meeting - 8 December 2022 (Cont.)**

	will be discussed at the February 2023 meeting.		
8.	<p><b>Other Business</b></p> <p>The Committee agreed to continue to meet bi-monthly with the first meeting on Thursday 9 February 2023.</p> <p>Friendship Seat – some locations have been working better than others so the Positive Ageing Team may consider a change of time and venues. Venues such as the Dandenong Market attracts members of the community who live outside CGD - which is not the target of the program. Considering changing branding to make it clearer that the program is targeted to older people. A significant amount of information is being handed out.</p> <p>The Committee discussed the effects of COVID-19 beyond infection control and the ongoing impact on social connection.</p> <p>The Manager Community Care thanked the Committee members for their contribution and wished them a safe and happy festive season.</p>	For noting.	
<b>Meeting Closed 3.30pm</b>			

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### **4.2.7 Draft Minutes of Disability Advisory Committee Meeting - 12 December 2022**

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Disability Advisory Committee meeting on 12 December 2022

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### **1.Report Summary**

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

### **2. Recommendation Summary**

This report recommends that the draft Minutes of the Disability Advisory Committee meeting provided in Attachment 1 to this report be noted and endorsed by Council.



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**4.2.7 Draft Minutes of Disability Advisory Committee Meeting - 12 December 2022 (Cont.)**

### **3. Background and Proposal**

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

### **4. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

#### **4.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Education, training, entrepreneurship and employment opportunities
- Sustainable environment
- Embrace diversity and multiculturalism
- Mind, Body and Spirit



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**4.2.7 Draft Minutes of Disability Advisory Committee Meeting - 12 December 2022 (Cont.)**

**4.2 Council Plan 2021-25**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A green city committed to a sustainable future
- A city that supports entrepreneurship, quality education and employment outcomes
- A Council that demonstrates leadership and a commitment to investing in the community.

**5. The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

The establishment of the Disability Advisory Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making – many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought – many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).



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**4.2.7 Draft Minutes of Disability Advisory Committee Meeting - 12 December 2022 (Cont.)**

**6. Victorian Charter of Human Rights and Responsibilities**

All matters relevant to the Victorian Charter of Human Rights and Responsibilities have been considered in the preparation and are consistent with the standards set by the Charter.

**7. The *Gender Equality Act 2020***

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only.

The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.

**8. Consideration of Climate Change and Sustainability**

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a "Climate and Ecological Emergency" and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council's Declaration on a Climate and Ecological Emergency, Council's Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

**9. Recommendation**

**That Council notes the draft Minutes of the Disability Advisory Committee meeting as provided in Attachment 1 to this report.**



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**4.2.7 Draft Minutes of Disability Advisory Committee Meeting - 12 December 2022 (Cont.)**

**OTHER**

**DRAFT MINUTES OF DISABILITY ADVISORY COMMITTEE  
MEETING**

**ATTACHMENT 1**

**DISABILITY ADVISORY COMMITTEE  
MEETING HELD ON 12 DECEMBER 2022**

**PAGES 4 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.7 Draft Minutes of Disability Advisory Committee Meeting - 12 December 2022 (Cont.)

**Advisory Committee or Reference Group Name:** Disability Advisory Committee (DAC) Meeting

**Date of Meeting:** Monday 12 December 2022

**Time of Meeting:** 4pm–5.31pm

**Meeting Location:** Dandenong Civic Centre - 225 Lonsdale St, Dandenong  
Meeting Room 2NE/NW  
Microsoft Teams

**Attendees:** Frank Cutuli (Chair), Catherine Rampant, Deborah Lee, Pradeep Hewavitharana, Sharon Harris, Norma Seip, Manager Community Care (City of Greater Dandenong [CGD]), Coordinator Community Access (CGD), Cr Long (CGD), Disability Planning Officer (CGD)

**Apologies:** Lyn Bates, Kristina Drmic, Tam Nguyen

**Minutes:** Business Support Officer, Community Care (CGD)

Item No.	Item	Action	Action By
1.	<b>Welcome and Apologises</b> <i>"We acknowledge the traditional owners and custodians of this land, the Bunurong People, and pay respects to their Elders past, present and emerging.</i>  <i>We recognise and respect their continuing connections to Climate, Culture and Country and we also pay our respects and acknowledge all Aboriginal peoples and their Elders present here today, in acknowledging their journey."</i>  The Chair welcomed all present.		
2.	<b>Previous Minutes and Business Arising</b> Apologies noted.		
3.	<b>Discussion regarding frequency of Disability Advisory Committee Meetings</b> The Chair called for a motion that meetings in 2023 should be held bi-monthly – seconded by Catherine. All members agreed unanimously.	Draft meeting dates for 2023 and circulate to Committee members.	Coordinator Community Access
4.	<b>Update on Council Annual Statutory Meeting – Approved Councillor Delegates for DAC 2023</b> The Manager Community Care confirmed that Cr Eden Foster was elected as Mayor for the 2022-23 mayoral term and Cr Lana Formoso was elected as Deputy Mayor at Council's Annual Statutory meeting on Thursday 10 November.  Cr Angela Long and Cr Loi Truong were also endorsed as Councillor Representatives on the DAC.	For noting.	

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.7 Draft Minutes of Disability Advisory Committee Meeting - 12 December 2022 (Cont.)

5.	<p><b>Planning for the new Council Disability Inclusion Action Plan (DIAP)</b></p> <p>The Disability Inclusion Act requires all local government organisations to produce a DIAP setting out measures enabling people with a disability to access general support and services and fully participate in the community.</p> <p>Final review of Council's Disability Action Plan 2017-2023 will commence in 2023 with the process to identify emerging issues, trends and opportunities to develop a new plan.</p> <p>Council officers will conduct extensive consultation connecting with people with a disability and their carers or advocates to determine the key issues for the next plan. Council officers will then identify actions to address these issues and align the new plan with relevant State and Federal policies.</p>	<p>Add to next agenda.</p> <p>Consider individuals, groups and organisations to engage in the consultation process.</p>	<p>Manager Community Care</p> <p>Committee Members</p>
6.	<p><b>Feedback on events recently held as part of local celebration in recognition of International Day of Disability</b></p> <p>The Disability Planning Officer provided an overview on the recent events including:</p> <ul style="list-style-type: none"> <li>Public Transport Victoria held the 'Try Before You Ride' event on Thursday 6 October aimed to help people of all abilities to feel more confident when using the public transport system.</li> <li>Disability Inclusive Emergency Forum held on Thursday 27 October was successful with feedback including that the forum was informative, welcoming and inclusive with all stakeholders working cohesively together.</li> <li>The South-East Region Disability Expo which was scheduled to be held on Monday 14 November, was cancelled. It is anticipated that the Expo could be held in 2023.</li> <li>The Scooter Safety Practice session scheduled on Wednesday 16 November by Travellers Aid and Kinetic Bus was cancelled due to the lack of interest received. Kinetic Bus has decided to target individual groups and specific disability events to increase the confidence of mobility scooter users on public transport.</li> <li>The Talking Faith? Disability and Inclusion forum was held at the Springvale Community Hub on Thursday 17 November. The event was well attended. CGD Interfaith Network representatives and members of the community discussed issues relating to disability and inclusion. The Working Group have met and addressed issues raised, recommended</li> </ul>	<p>For noting.</p>	

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.7 Draft Minutes of Disability Advisory Committee Meeting - 12 December 2022 (Cont.)

	<p>faith-based activities for the future and discussed holding tours at places of worship that are accessible and welcoming.</p> <ul style="list-style-type: none"> <li>Council's Walk Against Family Violence was held on Tuesday 22 November. The event included guest speaker Nadia Mattiazzo from Women with Disabilities Victoria and Tarang Chawla, anti-violence campaigner, mental health and gender equality advocate.</li> <li>Disability Access Hub consultation sessions have been held at the Springvale Community Hub. Sessions have been well attended with suggestions made for improvement to the library services for people with a disability for consideration.</li> </ul>		
7.	<p><b>Sports 4 All Project</b> The Coordinator Community Access provided an overview on the Sports 4 All project program funded by the Federal Government and delivered by Get Skilled Access, founded by Dylan Alcott.</p> <p>The program's primary objective is to increase the participation of people with a disability in sports through improved accessibility and inclusion in sporting groups and other organisations.</p> <p>The program has been delivered to 6 Local Government Areas and Council will host an 'Inclusion Coach' that will work with a variety of teams within Council, community engagement teams and sporting clubs to embed the Sports 4 All program.</p>	Provide updates.	Coordinator Community Access
8.	<p><b>NDIS Update/Members Issues</b> A Committee member raised that the lift close to the Chambers Room on Level 2 has been closed for several months.</p> <p>A Committee member raised several issues including:</p> <ul style="list-style-type: none"> <li>being asked to leave a shop in Springvale whilst being in a wheelchair</li> <li>falling whilst exiting a bus.</li> </ul> <p>Council issue a quarterly enewsletter, <i>Disability Access and Inclusion</i> focussed on all-abilities local events, news and opportunities.</p> <p>The Disability Planning Officer asked the Committee if receiving correspondence on various events and articles has been useful. Committee members agreed information has been helpful.</p>	<p>Investigate the closure of the lifts.</p> <p>Provide further details on shop and bus incident to the Disability Planning Officer.</p> <p>Consider subscribing via Council's website or suggest articles.</p>	<p>Manager Community Care</p> <p>Committee Member</p> <p>Committee Members</p>
Meeting Closed at 5.31pm			

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### **4.2.8 Draft Minutes of Springvale Community Hub Committee Meeting - 13 December 2022**

File Id:

Responsible Officer:

Director Community Services

Attachments:

Draft Minutes of Springvale Community Hub  
Committee Meeting - 13 December 2022

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### **1. Report Summary**

At the Council meeting held 23 April 2018, Council resolved in part to *invite Advisory Committees and Reference Groups to submit meeting minutes for Council endorsement*. This resolution also allowed interested Councillors (and those that attend these Committees and Reference Groups) to speak to the meeting about items discussed at these meetings.

### **2. Recommendation Summary**

This report recommends that the draft Minutes of the Springvale Community Hub Committee meeting provided in Attachment 1 to this report be noted and endorsed by Council.



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#### **4.2.8 Draft Minutes of Springvale Community Hub Committee Meeting - 13 December 2022 (Cont.)**

### **3. Background and Proposal**

Greater Dandenong Council is represented on a wide range of Committees, Reference Groups and Advisory Groups which frequently reflect the interests of individual Councillors in serving the broader community in their role. A full listing of these appointments is confirmed each November at Council's Annual meeting to elect the Mayor and Deputy Mayor and is available via Council's website.

The resolution of Council made on 23 April 2018 provides for Minutes of meetings held by Advisory Committees and Reference Groups to be submitted to Council for information purposes, for noting and for endorsement (not adoption).

As such, the draft Minutes are provided as Attachment 1 to this report.

There are no financial implications associated with the development and submission of this report.

### **4. Community Vision 2040 and Council Plan 2021-25 – Strategic Objectives, Strategies and Plans**

After consultation with the Greater Dandenong community on what kind of future they wanted for themselves and our city, the Greater Dandenong People's Panel developed a new Community Vision for 2040:

*The City of Great Dandenong is a home to all.  
It's a city where you can enjoy and embrace life through celebration and equal opportunity.  
We harmonise the community by valuing multiculturalism and the individual.  
Our community is healthy, vibrant, innovative and creative.  
Our growing city is committed to environmental sustainability.  
Welcome to our exciting and peaceful community.*

#### **4.1 Community Vision 2040**

This report is consistent with the Community Vision 2040 and its accompanying principles:

- Safe and peaceful community
- Education, training, entrepreneurship and employment opportunities
- Embrace diversity and multiculturalism
- Art and Culture.

#### **4.2 Council Plan 2021-25**

The Council Plan describes the kind of future the Council is working for, and how Council will do this over four years. This report is consistent with the following strategic objectives:

- A socially connected, safe and healthy city
- A city that respects and celebrates diversity, our history and the arts
- A city of accessible, vibrant centres and neighbourhoods
- A Council that demonstrates leadership and a commitment to investing in the community.



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**4.2.8 Draft Minutes of Springvale Community Hub Committee Meeting - 13 December 2022 (Cont.)**

## **5. The Overarching Governance Principles of the *Local Government Act 2020***

Section 9 of the *Local Government Act 2020* (LGA2020) states that a Council must in the performance of its role give effect to the overarching governance principles.

The establishment of the Springvale Community Hub Committee and the work that it undertakes gives particular consideration to the following overarching governance principles:

- priority is given to achieving the best outcomes for the municipal community, including future generations (section 9(b) of the LGA2020);
- the municipal community is engaged in strategic planning and strategic decision making – many advisory committees and reference groups have community members as participants (section 9(d) of the LGA2020);
- innovation and continuous improvement is pursued (section 9(e) of the LGA2020);
- collaboration with other councils, governments and statutory bodies is sought – many advisory committees and reference groups have representatives attending from these organisations (section 9(f) of the LGA2020);
- the ongoing financial viability of Council is ensured (section 9(g) of the LGA2020);
- regional, state and national plans and policies are taken into account in strategic planning and decision making – diverse representation within these groups ensures this occurs (section 9(h) of the LGA2020); and
- the transparency of Council decisions, actions and information is ensured by this regular reporting mechanism (section 9(i) of the LGA2020).

## **6. Victorian Charter of Human Rights and Responsibilities**

All matters relevant to the Victorian Charter of Human Rights and Responsibilities have been considered in the preparation and are consistent with the standards set by the Charter.

## **7. The *Gender Equality Act 2020***

The *Gender Equality Act 2020* came into operation on 31 March 2021 and requires councils to take positive action towards achieving workplace gender equality and to promote gender equality in their policies, programs and services.

Council's Diversity, Access and Equity Policy and the *Gender Equality Act 2020* have been considered in the preparation of this report but are not relevant to its contents because it is a reporting mechanism only.

The report does not have the potential to influence broader social norms and gender roles nor does it benefit any one gender group over any other.



---

**4.2.8 Draft Minutes of Springvale Community Hub Committee Meeting - 13 December 2022 (Cont.)**

**8. Consideration of Climate Change and Sustainability**

One of the overarching governance principles of the *Local Government Act 2020* is that the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

In January 2020, this Council joined a growing number of cities around Australia and declared a “Climate and Ecological Emergency” and committed this Council to emergency action on climate change. Council has developed a Climate Change Emergency Strategy and Action Plan 2020-30 to help the City of Greater Dandenong become a resilient, net zero carbon emission city with an active community prepared for the challenges of changing climate.

This report has no impact on Council’s Declaration on a Climate and Ecological Emergency, Council’s Climate Change Emergency Strategy 2020-2030 or the requirements of the *Local Government Act 2020* in relation to the overarching governance principle on climate change and sustainability because it is purely administrative in nature and is a reporting mechanism only.

**9. Recommendation**

**That Council notes the draft Minutes of the Springvale Community Hub Committee meeting as provided in Attachment 1 to this report.**



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**4.2.8 Draft Minutes of Springvale Community Hub Committee Meeting - 13 December 2022 (Cont.)**

**OTHER**

**DRAFT MINUTES OF SPRINGVALE COMMUNITY HUB  
COMMITTEE MEETING – 13 DECEMBER 2022**

**ATTACHMENT 1**

**SPRINGVALE COMMUNITY HUB  
COMMITTEE MEETING ON 13  
DECEMBER 2022**

**PAGES 4 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.8 Draft Minutes of Springvale Community Hub Committee Meeting - 13 December 2022 (Cont.)

**Advisory Committee or Reference Group Name:** Springvale Community Hub Committee

**Date of Meeting:** 13 December 2022

**Time of Meeting:** 5.30pm–7.15pm (Quorum reached at 5.50pm)

**Meeting Location:** Springvale Community Hub

**Attendees:** Cr Richard Lim (RL) (CGD), Dani Holl (DH) (Chair), Heather Duggan (HD), Melanie Virtue (MV), Mmaskepe Sejoie (MS), Chris Keys (CK) (Acting Chair), Acting Community Precincts Strategic Operations Coordinator (CGD), Acting Springvale Community Hub Community Development Officer (CGD)

**Apologies:** Vivienne Fernandes (VF), Cr Loi Truong (CGD), Lissette Brearley, Sarita Kulkarni, Anna Leticia Demuth, Acting Director Community Services (CGD), Acting Manager Community Arts, Culture and Libraries (CGD)

**Minutes:** Acting Springvale Community Hub Community Development Officer (CGD)

Item no.	Item	Action	Action by
1.	<p><b>Welcome and Apologies</b></p> <p>"We acknowledge the traditional owners and custodians of this land, the Bunurong People, and pay respects to their Elders past, present and emerging.</p> <p>We recognise and respect their continuing connections to Climate, Culture and Country and we also pay our respects and acknowledge all Aboriginal peoples and their Elders present here today, in acknowledging their journey."</p> <p>The Chair (acting Chris Keys) acknowledged the Traditional Owners of the Land, welcomed attendees, and noted the apologies.</p>		
2.	<p><b>Endorsement of Minutes of Previous Meeting</b></p> <p>Committee endorsed the minutes of the previous meeting.</p> <p>Move – HD</p> <p>Seconded – RL</p>		
3.	<p><b>Springvale Community Hub Report Review</b></p> <p>Acting Chair CK asked for feedback on the Hub report.</p> <p>CK observed that there is always something happening in and around the Hub, activity seems to be Council led initiatives, and asked the group what barriers there might be to community using the space more.</p> <ul style="list-style-type: none"> <li>MS advised that the cost is prohibitive. Community groups cannot afford the community rates of the space and suggested we look at more ways to support free or heavily reduced rates for local community organisations.</li> <li>Acting Community Precincts Strategic Operations Coordinator explained the difference in how Council charge for room hire, explained that partnerships can be developed to support community using the space.</li> </ul>	Change the wording online to help with reducing room hire barriers.	Acting Springvale Community Hub Community Development Officer

If the details of the attachment are unclear please contact Governance on 8571 5235.



#### 4.2.8 Draft Minutes of Springvale Community Hub Committee Meeting - 13 December 2022 (Cont.)

	<p>MV positively noted the introduction of Springvale Urban Harvest and sustainable themed programming, including the clothing swap.</p> <p>The Committee noted that there is still hesitancy within the community with varying COVID "waves".</p> <p>CGD advised that during November the Hub had upwards of 30K, which is the highest visitation across community centres.</p> <p>(DH arrived and resumed duty as Chair.)</p> <p>MS acknowledged the contribution of the staff to aid the Hub to recover from the impacts imposed through COVID lockdowns.</p> <p>DH – What future activations could be happening? HD - suggested contacting local organisations and offering a walking tour to showcase the Hub:</p> <ul style="list-style-type: none"> <li>Southern Regional Providers Network – Services Australia.</li> <li>SICMAA (already utilising the Hub spaces).</li> </ul> <p>CK noted the wide range of activations/programs happening at the Hub were positive.</p>		
4.	<p><b>Springvale Community Hub Committee Update</b></p> <p>CGD advised that three nominations were received, which isn't enough to form quorum.</p> <p>Officers presented Council with two suggestions, the Committee being disbanded and moving to an informal working group or going out to the public for renomination.</p> <p>Council voted to continue the Committee for another 12 months, starting in 2023. Officers encouraged members to promote within their networks.</p>	<p>Council will go out for renomination end of January/start of February 2023.</p>	<p>Acting Springvale Community Hub Development Officer</p>
5.	<p><b>Upcoming Activities</b></p> <p>List of upcoming events and activations were included in the report to Committee members.</p> <p>Specific mention of:</p> <ul style="list-style-type: none"> <li>Introduction of the E-Newsletter for promotion.</li> <li>Establishment of Springvale Urban Harvest and support of the clothing swap.</li> <li>Satellite programming for Sustainability Festival.</li> <li>International Women's Day delivery.</li> <li>ArtsBus – programs for 10–17-year-olds.</li> </ul> <p>CGD advised the signing of the building has been updated, with additional updates to follow when budget allows. First Nations acknowledgement decals will be installed at the Hub in the near future.</p>		
6.	<p><b>Reflections</b></p> <p>Due to the current committee disbanding, reflections were sought on their time on the Committee and thoughts/suggestions for the incoming committee:</p> <ul style="list-style-type: none"> <li>DH suggested that it would be beneficial to have a younger person on the Committee or a rotation of young people through the FReeZa Committee.</li> <li>Recognising it was hard to get traction with the</li> </ul>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



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**4.2.8 Draft Minutes of Springvale Community Hub Committee Meeting - 13 December 2022 (Cont.)**

	<p>Committee due to COVID lockdowns and activation of the space.</p> <ul style="list-style-type: none"><li>• RL would like to see more health and wellbeing activities, a holistic approach with families.</li><li>• More work to be done regarding the full extent of what the Hub can offer.</li><li>• MV noted that the Hub is evolving in a respectful and considered way.</li><li>• Committee noted positive contributions and collaborations of Council staff.</li></ul> <p>Programming opportunities to consider:</p> <ul style="list-style-type: none"><li>• Makers Space - sewing machines, equipment, arts and craft.</li><li>• Homework clubs.</li><li>• Youth programming.</li><li>• Connect more with organisations.</li><li>• Room hire barriers, more partnerships.</li></ul>		
	<b>End of meeting – 7.15pm</b>		

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### **4.2.9 List of Registered Correspondence to Mayor and Councillors**

File Id:	qA283304
Responsible Officer:	Manager Governance
Attachments:	Correspondence Received 5 December 2022 – 13 January 2023

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### **1. Report Summary**

Subsequent to resolutions made by Council on 11 November 2013 and 25 February 2014 in relation to a listing of incoming correspondence addressed to the Mayor and Councillors, Attachment 1 provides a list of this correspondence for the period 5 December 2022 – 13 January 2023.

### **2. Recommendation**

**That the listed items provided in Attachment 1 for the period 5 December 2022 – 13 January 2023 be received and noted.**



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**4.2.9 List of Registered Correspondence to Mayor and Councillors (Cont.)**

**OTHER**

**LIST OF REGISTERED CORRESPONDENCE TO  
MAYOR AND COUNCILLORS**

**ATTACHMENT 1**

**CORRESPONDENCE RECEIVED  
5 DECEMBER 2022 – 13 JANUARY 2023**

**PAGES 3 (including cover)**

*If the details of the attachment are unclear please contact Governance on 8571 5235.*



#### 4.2.9 List of Registered Correspondence to Mayor and Councillors (Cont.)

### Objective

CONNECTED. COLLABORATIVE. COMMUNITY.

#### Correspondences addressed to the Mayor and Councillors received between 05/12/22 & 13/01/23 - for officer action - total = 6

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Currently Assigned
Further complaint to the Mayor from a Dandenong resident regarding charity bins in external car park near the Plaza in Dandenong.	04-Dec-22	05-Dec-22	fa263026	Mayor and Councillors EA
Complaint to the Mayor from a Dandenong resident regarding the charging of rates.	04-Dec-22	05-Dec-22	fa263034	Mayor and Councillors EA
Advice to Mayor and Councillors from Cleanaway that it has submitted a planning application to upgrade its clinical waste treatment facilities in Dandenong South.	06-Dec-22	06-Dec-22	fa263308	Mayor and Councillors EA
A request to the Mayor from a resident to write a letter of recommendation and support to the Department of Families, Fairness & Housing.	04-Dec-22	04-Dec-22	fa264624	Mayor and Councillors EA
A complaint to the Mayor from a local resident about the state of a Council owned property in Railway Parade, Noble Park.	05-Jan-23	05-Jan-23	fa265914	Commercial Property/Parks
Tran, Annie Letter To Councillor Sean O'Reilly - Increased incident of crime and theft at 92 Springvale Road Springvale - Seeking support and solution to resolve the issue 11-01-2023 12:19:56	11-Jan-23	11-Jan-23	fa266506	Mayor and Councillors EA

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.



#### 4.2.9 List of Registered Correspondence to Mayor and Councillors (Cont.)

### Objective

CONNECTED COLLABORATIVE COMMUNITY

#### Correspondences addressed to the Mayor and Councillors received between 05/12/22 & 13/01/23 - for information only - total =10

Correspondence Name	Correspondence Dated	Date Record Created	Objective ID	User Currently Assigned
A letter of response on behalf of the Mayor to Lunar Drive-in which is closing down in May 2023.	05-Dec-22	05-Dec-22	A9346028	Mayor and Councillors EA
A letter of thanks to the Mayor in relation to the Seniors' Day Trips run by Council along with hope that the service continues to run.	07-Dec-22	07-Dec-22	A9353599	Mayor and Councillors EA
A letter of thanks to Cr Dark from residents of Ardgower Road, Noble Park.	07-Dec-22	07-Dec-22	A9356704	Mayor and Councillors EA
A letter of congratulations on becoming Mayor to Cr Eden Foster from the Federal Member for Hotham.	08-Dec-22	08-Dec-23	A9357679	Mayor and Councillors EA
An email from a resident regarding rubbish on the corner of Stud Road and Clow Street, Dandenong and confirming a meeting with the Mayor.	09-Dec-22	12-Dec-22	A9367830	Mayor and Councillors EA
An email from KW International (AUST) Pty Ltd selling various compostable and biodegradable consumables.	15-Dec-22	15-Dec-23	A9381537	Mayor and Councillors EA
A report from Cr O'Reilly and subsequent action taken regarding a cycling safety hazard on Princes Highway, Springvale.	15-Dec-22	15-Dec-22	A9383237	Infrastructure Services
Information from the Brisbane City Council regarding the 2023 Asia Pacific Cities Summit and Mayors' Forum taking place in Brisbane in October 2023.	17-Dec-22	19-Dec-22	A9389026	Mayor and Councillors EA
A call for motions for the 2023 National General Assembly of the Australian Local Government Association.	19-Dec-22	28-Dec-22	A9409565	Governance
A letter of complaint from a resident regarding the type of high-allergen and high-pollen trees planted in McFees Road Dandenong North.	29-Dec-22	30-Dec-22	A9417508	Mayor and Councillors EA

NB: Users assigned may have changed by the time of the Council Meeting. Correct at time of report production only.



## **5 NOTICES OF MOTION**

A notice of motion is a notice setting out the text of a motion proposed to be moved at the next relevant meeting. It must be in writing, signed by a Councillor, and be lodged with the Chief Executive Officer in sufficient time for him or her to give each Councillor at least 72 hours notice of such notice.

The guidelines for submitting a notice of motion to a Council meeting are included in the current Governance Rules.



## **6 REPORTS FROM COUNCILLORS/DELEGATED MEMBERS AND COUNCILLORS' QUESTIONS**

The principle purpose of this item in the Council Meeting Agenda is for Councillors to report on their attendance, observations or important matters arising from their liaison or representation with groups for which the Councillor has been formally appointed by Council. In accordance with the documented 'protocol' that applies to either liaisons or representatives, Councillors should raise matters of importance during this item. Other matters may also be reported.

If a Councillor chooses to speak, the name of the conference/event and the Councillor will be noted in the Minutes for that meeting. If a Councillor requires additional information on the conference/event to be listed in the Minutes, they must submit it in writing to a Governance staff member by 12.00pm the day following this Council Meeting.

Question time is provided to enable Councillors to address questions to members of Council staff. The guidelines for asking questions at a Council meeting are included in the current Governance Rules.

Councillors have a total of 15 minutes each to report on their attendances at meetings, conferences or events and to ask questions of Council staff.



## **7 URGENT BUSINESS**

No business may be admitted as urgent business unless it:

- a. Relates to or arises out of a matter which has arisen since distribution of the Agenda.
- b. Cannot safely or conveniently be deferred until the next ordinary meeting and unless agreed to by a majority of those Councillors present at the meeting.